

# Berger Realty

Since 1928



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114 Avolyn  
Ventnor, NJ 08406

Asking \$824,900.00



## COMMENTS

South Jersey's premier flipper, Tim T, invites you into another beach nest just 3½ blocks from the beach and one block from the bay. Right in the heart of Ventnor, this beautifully transformed single-family home really is "just perfect". It offers everything you need to start creating the best memories at the Jersey Shore. Some Features You'll Love: Completely Reimagined – Former duplex, now a cohesive single-family layout, gutted to brick, reframed and refashioned. 3 Bedrooms, 2 Full Baths – Thoughtfully designed for effortless beach living and stylish comfort. A Kitchen for foodies – Open and airy, great for entertaining and everyday living. Driveway + Garage – Rare in Ventnor—offers convenient off-street parking and extra storage for your golf cart and all your beach accessories. Fenced-In Yard – It's private and cozy. Ideal for relaxing or playtime. Prime Location – Enjoy morning sunrises on the beach just 3½ blocks away, evenings by the bay a block away, and easy strolls to all your local cafes, boutiques, restaurants and more. 1st Picture shown is an illustrated mockup of the property. Excited to see it???? You can grab your FIRST LOOK at the OPEN HOUSES this weekend on SATURDAY & SUNDAY 11a-1p or check out the virtual tour by clicking the link <https://unbranded.visithome.ai/TeLvsgytz6EAjc2Ufvam6X?mu=ft>

## PROPERTY DETAILS

|          |                 |               |                    |
|----------|-----------------|---------------|--------------------|
| Exterior | OutsideFeatures | ParkingGarage | AppliancesIncluded |
| Brick    | Fenced Yard     | See Remarks   | Dishwasher         |
|          | Outside Shower  |               | Gas Stove          |
|          | Porch Enclosed  |               | Refrigerator       |



Ask for George Cash  
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HotWater

