



**9 Melbourne
Ventnor, NJ 08406**

Asking \$1,500,000.00



SJSRMLS

COMMENTS

3 bedroom, 2 and a half bath home (plus half basement) on one of Ventnor's nicest streets. There is a Sun Room entry and deck off master bedroom with canopy/awning and view of the ocean. Off-street parking for 2+ vehicles and plenty of available street parking, even in the high season. This classic Ventnor home with beautiful crown moldings and trim throughout, is a short distance to one of the nicest beaches on the island. There is a half basement with washer/dryer, jet pump and expansive storage. Rear property is fenced and gated with a large masonry storage shed and backyard beach retreat with gazebo, hot tub, natural gas BBQ and illuminated, raised landscape bed. First level boasts a living room with custom cabinetry and a remote-controlled natural gas fireplace; a formal dining room and a cook's kitchen. Kitchen includes custom cabinetry, all granite counter-tops and breakfast island, GE Cafe and Thermador appliances. There is also a half bath and desk/work area with custom cabinetry. There are three bedrooms and two baths on the second floor. Baths were fully renovated, one with a large walk-in, temperature controlled rain shower; the other with a double vanity and steam shower. Both have comfort-height Toto dual-flush commodes and fixed glass-block windows that ensure both privacy and natural lighting. The upper floor has been renovated as a den/library/exercise area. It is large enough to be used as an additional bedroom with a seating/entertainment room.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Deck	None	Dining Area	Carbon Monoxide
Fenced Yard		Florida Room	Detector
Outside Shower		Laundry/Utility Room	Kitchen Center Island
Paved Road		Pantry	Security System
Porch Enclosed		Recreation/Family	Smoke/Fire Alarm
Shed		Storage Attic	Storage
Sidewalks			Walk In Closet
Sprinkler System			
Whirlpool/Spa			
AppliancesIncluded	Heating	Cooling	HotWater
Burglar Alarm	Forced Air	Attic Fan	Gas
Dishwasher	Gas-Natural	Ceiling Fan(s)	
Disposal	Multi-Zoned	Central	
Dryer		Multi-Zoned	
Gas Stove		Window Units	
Microwave			

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Refrigerator
Self Cleaning Oven
Washer

Water
Public

Sewer
Public Sewer



Ask for Barbara Varacalli
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: bav@bergerrealty.com

