



**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

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