



**3 Marion Ave  
Ventnor, NJ 08406**

**Asking \$875,000.00**



**COMMENTS**

Discover effortless coastal living in this beautifully maintained three-story twin home, perfectly situated just two blocks from the beach in Ventnor's highly desirable North Beach neighborhood. Built only five years ago, this sun-drenched residence seamlessly blends modern design with timeless beach-town charm—ideal as a full-time home, weekend retreat, or investment property. The open-concept main floor features a bright living space with a modern kitchen which has sleek white shaker cabinetry, stainless steel appliances, a decorative tile backsplash, and counter-height seating for four beneath stylish pendant lighting. Stunning hardwood floors throughout the kitchen, dining area and spacious living room that leads to the first of two private decks. A versatile guest bedroom or den and a full bath complete the first level, offering flexibility for visitors or a home office. Upstairs, the spacious primary suite boasts a private deck, spa-like bath, and custom closets for added storage and organization. A second bedroom includes its own en suite bath, and convenient upper-level laundry makes daily living a breeze. Outside, enjoy your private, fenced-in backyard oasis—complete with an outdoor shower for rinsing off after a day at the beach. A large one-car garage with bonus storage cabinetry and an additional driveway space offers exceptional convenience. Located steps from Ventnor Theatre, Nucky's, Martina's Cafe, and Aroma Restaurant—and just minutes to the excitement of Atlantic City nightlife—this home delivers the ultimate shore lifestyle.

**PROPERTY DETAILS**

|                          |                    |                  |             |
|--------------------------|--------------------|------------------|-------------|
| Exterior                 | OutsideFeatures    | ParkingGarage    | OtherRooms  |
| Vinyl                    | Deck               | One and Half Car | Dining Room |
|                          | Fenced Yard        |                  | Workshop    |
|                          | Outside Shower     |                  |             |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded     | Basement    |
| Carbon Monoxide Detector | Burglar Alarm      | Blinds           | Crawl Space |
| Security System          | Dishwasher         | Curtains         |             |
| Storage                  | Disposal           |                  |             |
| Walk In Closet           | Dryer              |                  |             |
|                          | Microwave          |                  |             |
|                          | Refrigerator       |                  |             |
|                          | Self Cleaning Oven |                  |             |
|                          | Washer             |                  |             |
| Heating                  | Cooling            | HotWater         | Water       |
| Forced Air               | Ceiling Fan(s)     | Gas              | Public      |

# Berger Realty

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Gas-Natural

Central

Sewer

Public Sewer



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