

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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119 Little Rock  
Ventnor, NJ 08406

Asking \$1,650,000.00



## COMMENTS

Welcome to The Waves — a stunning townhome offering 5 spacious bedrooms, 4 full baths, a convenient 5-stop elevator, and a large, southern-facing rooftop deck with spectacular, unobstructed ocean views and breathtaking sunsets. The open-concept living and dining area is perfect for entertaining, with a kitchen that opens to a deck complete with a gas grill. Gorgeous hardwood floors, high ceilings, and abundant natural light enhance the coastal elegance throughout. The primary suite features a Juliet balcony with incredible ocean views. A private garage provides plenty of storage for bikes, beach chairs, and all your shore essentials. Ideally located in the heart of Ventnor, you're just steps from the beautiful boardwalk — perfect for biking or a morning stroll — and close to popular spots like Nucky's, Aroma, Yama, Pulia, The Healthy Hippo, North Beach Cafe, and the recently renovated Ventnor Square Theatre. Enjoy low-maintenance, easy beach living at its best. Call today to experience this incredible coastal lifestyle!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Fenced Yard Sidewalks Sprinkler System	ParkingGarage Attached Garage Auto Door Opener One Car	OtherRooms Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Library/Study
Central Multi-Zoned	HotWater Gas Tankless-gas	Water Public	Heating Gas-Natural Public Sewer



Ask for Barbara Vassallo  
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3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
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Appliances  
Burglar Alarm  
Dishwasher  
Disposal  
Gas Stove  
Microwave  
Refrigerator

