

# Berger Realty

Since 1928



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



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	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Attached Garage	Den/TV Room
	Fenced Yard	Auto Door Opener	Dining Area
	Sidewalks	One Car	Eat In Kitchen
	Sprinkler System		Laundry/Utility Room
			Library/Study



Central  
Multi-Zoned

Ask for Sean McAlmris  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: smc@bergerrealty.com

HotWater  
Gas  
Tankless-gas

Water  
Public

Heating  
Gas-Natural



Public Sewer