

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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<br>Vinyl | OutsideFeatures<br>Deck<br>Fenced Yard<br>Sidewalks<br>Sprinkler System | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>One Car | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Library/Study |
|-------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|



Central  
Multi-Zoned

Ask for Stewart Vaughan  
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HotWater  
Gas  
Tankless-gas

Water  
Public

Heating  
Gas-Natural



Public Sewer