

# Berger Realty

Since 1928



Ocean 17  
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**203 Melbourne**  
**Ventnor, NJ 08406**

**Asking \$1,900,000.00**



## COMMENTS

Experience Coastal Living at its best! Welcome to 203 N Melbourne Ave in Ventnor! This beautiful 4 Bedroom, 3 Bathroom Single Family home was built in 2017 and only 3.5 Blocks to the beautiful Ventnor Beaches! This spacious home is over 2,600 SF on a quiet street which means plenty of parking. Built with modern construction this home is energy efficient, helping to maintain the electric and gas bills. On ground level, there is a garage, work space, storage and gym area as well as a beautiful back yard perfect for entertaining or relaxing. Take the stairs or elevator up to the main floor where you have an office/bedroom, bathroom, great open living space, a beautiful kitchen and outdoor deck. The 3rd floor has 2 more bedrooms, a bathroom plus a primary suite. Take the stairs up to the attic where you have the opportunity to make more living space! New Gas Range, All other appliances in kitchen and washer/dryer new in the last 4 years. Tankless water Heater new this year. Lot next door is NOT included. Schedule your appointment today!!

## PROPERTY DETAILS

|                   |                                         |                                             |                                                                                                                                                     |
|-------------------|-----------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl | OutsideFeatures<br>Fenced Yard<br>Patio | ParkingGarage<br>Attached Garage<br>One Car | OtherRooms<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Recreation/Family<br>Storage Attic<br>Workshop |
|-------------------|-----------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|



Ask for Monica Raab

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Heating Forced Air Cooling Central

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