



Berger Realty, Inc.
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**3014 Ventnor
Longport, NJ 08403**

Asking \$1,349,000.00



COMMENTS

THE PERFECT BEACH COTTAGE WITH AN AMAZING LONGPORT LOCATION. Situated on an OVERSIZED lot!! Great front porch to enjoy the ocean breeze that you will never want to leave. Awesome backyard with deck, outdoor shower and large yard with plenty of room for summer barbecues and entertaining!! Bright living room, dining room and kitchen with access to the deck/yard. Three large bedrooms and 1.5 baths, laundry area with newer washer and dryer. AMAZING OPPORTUNITY to renovate, lift or BUILD YOUR DREAM HOME with potentially over 3,000SF of living space, pool, ocean views AND elevator! Walkable location just up the street from the tennis courts, playground, basketball and pickleball.. and at night, walk right down the street to Steve & Cookies or Lambert's! You can't beat it. Start enjoying those summer memories at the shore!!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	None	Dining Area
Vinyl	Deck		Eat In Kitchen
	Outside Shower		Laundry/Utility Room
	Patio		Primary BR on 1st floor
	Porch		
	Shed		
	Sidewalks		



Appl. for Matt. New Bader Included
 Dishwasher See Remarks
 Disposal
 3160 Asbury Avenue, Ocean City
 Dryer
 Call: 609-399-0076
 Gas stove
 Email to: mhb@bergerrealty.com
 Microwave
 Refrigerator
 www.BADERCOLLINS.com

Basement
Crawl Space

Public

Sewer
Public Sewer