

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
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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 | Outside Features    | Parking/Garage | Other Rooms             |
| Brick    | Curbs               | None           | Dining Area             |
| Vinyl    | Deck                |                | Eat In Kitchen          |
|          | Outside Shower      |                | Laundry/Utility Room    |
|          | Patio               |                | Primary BR on 1st floor |
|          | Porch               |                |                         |
|          | Shed                |                |                         |
|          | Sidewalks           |                |                         |
|          | Appliances Included | Basement       |                         |
|          | Disposal            | Crawl Space    |                         |
|          | Dryer               |                |                         |
|          | Gas Stove           |                |                         |
|          | Mid                 |                |                         |
|          | Refrigerator        |                |                         |
|          | Cooling             | Hot Water      |                         |
|          | Ceiling Fan(s)      | Gas            |                         |
|          | Central             |                |                         |
|          | Gas-Natural         |                |                         |
|          | Sewer               |                |                         |
|          | Public Sewer        |                |                         |



Ask for Tanya Pinkerton  
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Basement  
Crawl Space



Public