



**12 Vassar Sq  
Ventnor, NJ 08406**

**Asking \$1,395,000.00**



#### COMMENTS

LOCATION IS AMAZING WITH ONLY 1/2 BLOCK TO THE GORGEOUS VENTNOR BEACHES. This is a single-family OR legal duplex setup that has so many different options. As a large single-family home boasting 6 bedrooms and 4 full baths and two kitchens. Or a beautiful 4 bedroom 3 full bath main house and a really cool 2 bed 1 bath garden apartment with separate entrance, own laundry and attached storage. A great space for in-laws, friends, extended family. Or INVESTOR ALERT, you could use it as an investment property monetizing both the up and downstairs or live in one and rent the other, helping offset any expenses or costs. There are so many possibilities for best use. This is a must see property that has been tastefully redone and gutted to the studs in both living spaces. Enjoy the spacious front porch and an upstairs deck with ocean views. There's also a deck off the kitchen in the back for barbecuing and an outside back area for outdoor entertaining. There is a spacious outdoor shower for your enjoyment right off the beach. 2 off street parking spots and a detached garage. Some of the interior upgrades include but are not limited to new luxury vinyl flooring throughout, tiled bathrooms, a beautiful kitchen including new granite throughout and GE Café stainless appliances. 2 sets of washers and dryers. More upgrades include new 6 foot privacy fence with three custom gates, complete security system, new deck coating, new tankless hot water heaters. Dual zone forced heat/ AC , a decorative gas fireplace . This is a must see property as North Beach continues to expand with new construction, stores and shopping Walking distance to the boardwalk, the beach, the restaurants, new movie theater, Wawa, etc.

#### PROPERTY DETAILS

|                                     |                                                                                |                             |                                                                                                                                                                     |
|-------------------------------------|--------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Brick                   | OutsideFeatures<br>Deck<br>Fenced Yard<br>Outside Shower<br>Porch<br>Sidewalks | ParkingGarage<br>One Car    | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Eat In Kitchen<br>Great Room<br>In-Law Quarters<br>Laundry/Utility Room<br>Loft<br>Pantry<br>Primary BR on 1st floor |
| InteriorFeatures<br>Security System | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer                          | AlsoIncluded<br>See Remarks | Basement<br>6 Ft. or More Head<br>Room<br>Finished                                                                                                                  |

# Berger Realty

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