



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

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Gas Stove
Microwave
Refrigerator
Washer

Heating
Forced Air
Gas-Natural

Water
Public

Sewer
Public Sewer



Ask for Mary Kuchka
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: mk@bergerrealty.com

