

# Berger Realty

Since 1928



Berger Realty, Inc.  
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605 B Victoria  
Ventnor, NJ 08406

Asking \$460,000.00



## COMMENTS

Your ideal shore lifestyle awaits! This charming home is just minutes from the famous beaches and boardwalks of Ventnor, Atlantic City, Margate, and Longport. Features three spacious bedrooms and two full bathrooms. You'll love the bright, light-filled sunken great room anchored by large picture windows. The kitchen includes a convenient peninsula for casual dining and comes fully equipped with a full appliance package. Enjoy entertaining in the formal dining room, which opens via sliding doors to a deck and backyard—perfect for grilling and welcoming pets. The sellers are actively packing and motivated to accept serious cash or certified pre-approved offers. Sold strictly As-Is. The buyer is responsible for all requirements to secure the municipal Certificate of Occupancy (CO), and inspections are for informational purposes only. Showings require 24 hours notice via Showingtime. Call today to inquire about potential eligibility for home buyer assistance and be ready to celebrate the holidays in your new shore home! Subject to Owner locating suitable housing. Additional photos coming.

## PROPERTY DETAILS

|            |                  |                |                      |
|------------|------------------|----------------|----------------------|
| Exterior   | Outside Features | Parking/Garage | Other Rooms          |
| Brick Face | Curbs            | None           | Dining Area          |
| Vinyl      | Fenced Yard      |                | Dining Room          |
|            | Needs Work       |                | Eat In Kitchen       |
|            | Patio            |                | Great Room           |
|            | Paved Road       |                | Laundry/Utility Room |
|            | Porch            |                | Pantry               |
|            | Side Yard        |                | Storage Attic        |



Ask for Frank Shoemaker  
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