

# Berger Realty

Since 1928



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



605 B Victoria  
Ventnor, NJ 08406

Asking \$399,000.00



## COMMENTS

Your New Shore Home Awaits! Ready for a change of scenery? This charming home is now available and the sellers are ready to accept your serious cash offer or certified pre-approved offer. With three spacious bedrooms and two full bathrooms, there's plenty of room to spread out and relax. Step inside to a bright, sunken great room with large picture windows that fill the space with natural light. The kitchen features a convenient peninsula for extra dining space and comes with a full appliance package, including a refrigerator, gas stove, dishwasher, washer, and dryer. The formal dining room has sliders that open up to a deck and backyard, perfect for grilling and entertaining friends and family—pets are welcome too! You'll be just minutes from the beaches and boardwalks of Ventnor, Atlantic City, Margate, and Longport. This home is being sold as-is, and the buyer is responsible for all requirements to secure the municipal certificate of occupancy. Inspections are for informational purposes only. The sellers are packing, and appointments are via Showingtime with 24 hrs notice, beginning Sept. 16th. Ready to make a move? You could be celebrating the holidays in your new shore home! If you plan to occupy this home, you may be eligible for home buyer's assistance. Call for details!

## 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               |
|                                                                                                                                               | Sidewalks        |                |                      |
| <p>Ask for Tom Melchionni<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email: tom@bergerrealty.com</p> |                  |                |                      |
| Heating                                                                                                                                       | Cooling          |                |                      |
| Forced Air                                                                                                                                    | Central          |                |                      |
| Gas-Natural                                                                                                                                   |                  |                |                      |



Public Sewer

