

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



709 Dudley  
Ventnor Heights, NJ 08406

Asking \$165,000.00



SJSRMLS

#### COMMENTS

This first-floor condo is just steps from Beach—perfect for kayaking, sunbathing, or evening strolls by the bay. Relax with your morning coffee on the front porch or savor sunset views from the rear patio—your choice of sunrise or sunset every day. Inside, enjoy the warmth of hardwood floors throughout, a modern kitchen with washer and dryer, and a newer refrigerator. Thoughtfully updated in recent years, this home blends comfort and convenience in an unbeatable location. Condo fees include heat, hot water, water, sewer, maintenance, management, and trash—leaving you more time to enjoy the coastal lifestyle. Excellent investment opportunity with potential for steady rental income, as the current tenant may continue renting if purchased by an investor. ?? Call today to view!

#### PROPERTY DETAILS

|               |           |              |              |
|---------------|-----------|--------------|--------------|
| ParkingGarage | Heating   | Cooling      | Water        |
| None          | Baseboard | Wall Units   | Public Water |
|               | Electric  | Window Units |              |
| Sewer         |           |              |              |
| Public Sewer  |           |              |              |



Ask for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: els@bergerrealty.com

