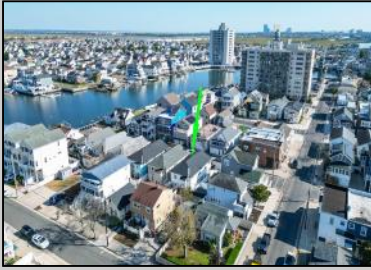


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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200 Sacramento  
Ventnor, NJ 08406

Asking \$875,000.00



## COMMENTS

A Ventnor City renovated duplex for sale with bay views on Sacramento Avenue. Four blocks to the beach and boardwalk. This duplex offers a total of 5 bedrooms plus a walk up loft and 2 full baths, garage for storage, deck, front and back outside living space, gated outdoor dining and BBQ area, and an enclosed outside shower. Top floor offers a large spacious newer deck with water views and three bedrooms plus the walk up loft, one full bathroom, living room, dining area and laundry room, a fantastic open concept. Newer mini splits for air and heat. The first floor offers a cute front porch, renovated 2 bedroom on bath apartment with a laundry room and storage for bikes and beach chairs. Includes partial furniture and all large appliances. Baseboard heat and window units for air. Roof is only 2 years young and a newer tank less hot water heater less than 2 years old. New front deck and back stairs and newer garage door. Walk to Newport Marina, Dunkin for coffee, Sapore and Agnes restaurants, shops and more.

## PROPERTY DETAILS

|                 |                 |                    |              |
|-----------------|-----------------|--------------------|--------------|
| OutsideFeatures | ParkingGarage   | OtherRooms         | Heating      |
| Curbs           | Attached Garage | Laundry/Utility Rm | Multi-Zoned  |
| Deck            |                 | Loft               | See Remarks  |
| Patio           |                 |                    |              |
| Cooling         | HotWater        | Water              | Sewer        |
| Coiling Fan(s)  | Tankless-gas    | Public             | Public Sewer |



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