



**406 Berkshire  
Ventnor, NJ 08406**

**Asking \$399,000.00**



**COMMENTS**

COME JOIN US FOR AN OPEN HOUSE THIS THURSDAY OCTOBER 9TH FROM 2 PM TO 4 PM. Nestled in a quiet neighborhood you'll find this RECENTLY UPDATED 2-bedroom, 2.5-bath townhome. It's the perfect shore retreat or year-round residence—meticulously maintained and truly move-in ready. Inside, you'll find an open-concept layout with a BRAND NEW KITCHEN (2025) featuring stainless steel appliances, granite countertops, a farmhouse sink, and plenty of cabinet and counter space for cooking and entertaining. The dining area flows seamlessly into a spacious living room, accented with new luxury vinyl plank flooring throughout (2025) and timeless governor's paneling. Completing this level is an updated powder room and convenient laundry room. Sliding glass doors lead to a fenced-in yard with a deck—perfect for al fresco dining, pets, or simply relaxing after a day at the beach. Upstairs, the primary bedroom has an updated en suite and there is another full bathroom in the hallway. The second bedroom is light-filled and spacious with ample closet space. Outside, you will also find a storage room for beach gear and bikes with a shower wand to wash off the sand from the beach! Key Upgrades: New kitchen cabinets (2025) Brand new roof & gutters (June 2024) LVP flooring throughout (2025) New vanities & toilets (2025) Additional attic & crawlspace insulation Newer HVAC system (2018) Best of all—NO HOA FEES and low-maintenance living! Located close to schools, shopping, dining, the Ventnor Boardwalk, and just a quick bike ride to the beach. Be sure to schedule your tour today!

**PROPERTY DETAILS**

|                    |               |                      |                  |
|--------------------|---------------|----------------------|------------------|
| OutsideFeatures    | ParkingGarage | OtherRooms           | InteriorFeatures |
| Curbs              | None          | Den/TV Room          | Carbon Monoxide  |
| Deck               |               | Dining Room          | Detector         |
| Outside Shower     |               | Laundry/Utility Room | Storage          |
| Sidewalks          |               |                      | Smoke/Fire Alarm |
| AppliancesIncluded | Heating       | Cooling              | Water            |
| Disposal           | Electric      | Central              | Public           |
| Dishwasher         | Forced Air    |                      |                  |
| Dryer              |               |                      |                  |
| Electric Stove     |               |                      |                  |
| Microwave          |               |                      |                  |
| Refrigerator       |               |                      |                  |
| Washer             |               |                      |                  |
| Sewer              |               |                      |                  |

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Public Sewer



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [tph@bergerrealty.com](mailto:tph@bergerrealty.com)

