

# Berger Realty

Since 1928



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

info@bergerrealty.com



26 Richards  
Ventnor, NJ 08406

Asking \$1,550,000.00



## COMMENTS

YOU WON'T BE ABLE TO BEAT THIS FIRST BLOCK NORTH CORNER PROPERTY AND THIS AMAZING FRONT WRAP-AROUND PORCH!! Renovated with charm and character throughout. This completely updated duplex/single family has been lovingly redone from top to bottom. LEGAL DUPLEX with 4 bedrooms, 2.5 baths upstairs and a completely renovated downstairs two bedroom apartment with a new fullbath. Great street and just 2.5 blocks to the Ventnor beach and boardwalk!! Walk to stores, restaurants and everything just steps away! PRIVATE YARD WITH ROOM FOR A SMALL POOL! Two outdoor showers! AMAZING RENTAL HISTORY. LIVE IN ONE AND RENT THE OTHER? COMBINE FOR A SINGLE FAMILY? THE OPTIONS ARE ENDLESS!! CALL TODAY!

## PROPERTY DETAILS

|                    |                                |          |        |                      |
|--------------------|--------------------------------|----------|--------|----------------------|
| Exterior           | Outside Features               | Parking  | Garage | Other Rooms          |
| Fiber Cement Board | Curbs                          | Attached | Garage | Dining Room          |
| Siding             | Deck                           |          |        | Eat In Kitchen       |
| Stone              | Enclosed                       | Outside  |        | Great Room           |
| Vinyl              | Shower                         |          |        | Laundry/Utility Room |
|                    | Fenced Yard                    |          |        | Storage Attic        |
|                    | Outside Shower                 |          |        |                      |
|                    | Patio                          |          |        |                      |
|                    | Porch                          |          |        |                      |
|                    | Sidewalks                      |          |        |                      |
|                    | Ask for Ildar Baygeldin        |          |        |                      |
|                    | Berger Realty Inc.             |          |        |                      |
|                    | 109 E 55th St., Ocean City     |          |        |                      |
|                    | Call: 609-399-4211             |          |        |                      |
|                    | Email to: ieb@bergerrealty.com |          |        |                      |
|                    | Appliances Included            | Basement |        | Heating              |
|                    | Dishwasher                     | Finished |        | Oil                  |
|                    | Disposal                       | Full     |        |                      |
|                    | Dryer                          | Heated   |        |                      |
|                    | Gas                            | Plumbing |        |                      |
|                    | Microwave                      |          |        |                      |
|                    | Refrigerator                   |          |        |                      |
|                    | Washer                         |          |        |                      |
| Cooling            | Hot Water                      | Water    |        | Sewer                |
| Ceiling Fan(s)     | Gas                            | Public   |        | Public Sewer         |
| Central            |                                |          |        |                      |

