



**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                                                                           |
| Stone              | Curbs                                                                                                                                                                                                  | Attached Garage | Dining Room                                                                           |
| Vinyl              | Deck                                                                                                                                                                                                   |                 | Eat In Kitchen                                                                        |
| Fiber Cement Board | Fenced Yard                                                                                                                                                                                            |                 | Great Room                                                                            |
| Siding             | Outside Shower                                                                                                                                                                                         |                 | Laundry/Utility Room                                                                  |
|                    | Patio                                                                                                                                                                                                  |                 | Storage Attic                                                                         |
|                    | Porch                                                                                                                                                                                                  |                 |                                                                                       |
|                    | Sidewalks                                                                                                                                                                                              |                 |                                                                                       |
|                    | Enclosed Shower                                                                                                                                                                                        | Outside         |                                                                                       |
|                    | <p>Ask for Yvonne Kuhn</p> <p>Borgers Realty Inc.</p> <p>1600 Asbury Avenue, Ocean City</p> <p>Call: 609-399-0076</p> <p>Email: <a href="mailto:y mk@borgersrealty.com">y mk@borgersrealty.com</a></p> |                 |                                                                                       |
|                    | Appliances Included                                                                                                                                                                                    | Basement        | Heating                                                                               |
|                    | Disposal                                                                                                                                                                                               | Finished Full   |  |
|                    | Dishwasher                                                                                                                                                                                             | Heated          |                                                                                       |
|                    | Dryer                                                                                                                                                                                                  | Plumbing        |                                                                                       |
|                    | Gas                                                                                                                                                                                                    |                 |                                                                                       |
|                    | Microwave                                                                                                                                                                                              |                 |                                                                                       |
|                    | Refrigerator                                                                                                                                                                                           |                 |                                                                                       |
|                    | Washer                                                                                                                                                                                                 |                 |                                                                                       |
| Cooling            | Hot Water                                                                                                                                                                                              | Water           | Sewer                                                                                 |
| Ceiling Fan(s)     | Gas                                                                                                                                                                                                    | Public          | Public Sewer                                                                          |
| Central            |                                                                                                                                                                                                        |                 |                                                                                       |



## Ask for Yvonne Kuhn

compliance included

3160 Ashbury Avenue Ocean City

Call: 609-399-007

Estadito: ymk@hermsite.edu.tr

microwave

refrigerator

/asher

## Heating



Sewer  
Public Sewer