

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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**110 Suffolk**  
**Ventnor Heights, NJ 08406**

**Asking \$599,000.00**



## COMMENTS

Beautiful Raised Ranch Near the Beach & Boardwalk This charming raised ranch offers the perfect combination of comfort, style, and coastal convenience. Enjoy low flood insurance and a bright, open layout featuring an ample-sized living room with a gas fireplace, dining area, and a modern kitchen with granite countertops and stainless steel appliances. Recent upgrades include a new air conditioning system (3 months old) and a heater (8 months old)—ready for year-round comfort. Relax on the inviting front Trex deck porch, or entertain in the spacious backyard complete with a flagstone patio, hot tub, shed, and outdoor shower—ideal for beach days! Located on a beautiful, quiet street just a short distance from the beach and boardwalk, this home perfectly blends shore living with everyday practicality.

## PROPERTY DETAILS

|                   |                                                                                                |                          |                                                                    |
|-------------------|------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------|
| Exterior<br>Vinyl | OutsideFeatures<br>Deck<br>Fenced Yard<br>Outside Shower<br>Shed<br>Sidewalks<br>Whirlpool/Spa | ParkingGarage<br>One Car | OtherRooms<br>Dining Room<br>Laundry/Utility Room<br>Storage Attic |
|-------------------|------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------|

## AppliancesIncluded



AlsoIncluded  
Furnished

Heating  
Gas-Natural

Cooling  
Central

Ask for Leon Grisbaum

Berger Realty Inc

3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to:

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Sewer  
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