



## 1 Somerset Ventnor, NJ 08406

Asking \$1,949,000.00



### COMMENTS

Timeless Cape Cod Charm Meets Coastal Living! Just two short blocks to the beach and one block to the bay, this exceptional property sits on the corner of Ventnor and Somerset Avenues — offering one of the best locations in town. The home's beautiful brick façade and well-manicured landscaping create instant curb appeal and timeless charm in the coveted St Leonard's Tract section. Inside, you're greeted by a traditional center-hall layout with a bright and spacious living room featuring a gas fireplace on one side, and a sun-filled dining room on the other that leads into a fully equipped eat-in kitchen. This level also includes a rare first-floor bedroom with a full bath and generous closet space — perfect for guests or multi-generational living. Upstairs, you'll find four additional bedrooms and two full baths, including a large primary suite with an ensuite bath featuring heated floors and in-bathroom laundry for added convenience. A standout feature of this property is the guesthouse, offering incredible versatility with high vaulted ceilings, a half bath, second washer/dryer, space for a mini fridge, and a utility room. Connecting the main home and guesthouse is a low-maintenance, fenced-in backyard designed for comfort and functionality — featuring a large enclosed outdoor shower, dog runner area, separate fenced trash storage, and ample storage unit. With split units throughout for individualized climate control and potential energy savings, this home blends classic charm with modern efficiency — all in one of Ventnor City's most desirable neighborhoods! Bonus: This property is ideally located close to all the popular island activities — including beachside pickleball, tennis and basketball courts, playgrounds, and more — offering the perfect combination of recreation, relaxation, and coastal living.

### PROPERTY DETAILS

|                  |                    |               |                         |
|------------------|--------------------|---------------|-------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Brick Face       | Fenced Yard        | None          | Dining Room             |
|                  | Handicap Access    |               | Eat In Kitchen          |
|                  | Outside Shower     |               | In-Law Quarters         |
|                  | Shed               |               | Primary BR on 1st floor |
|                  | Enclosed           | Outside       |                         |
|                  | Shower             |               |                         |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded  | Basement                |
| Carbon Monoxide  | Dishwasher         | Blinds        | Crawl Space             |
| Detector         | Disposal           | Shades        | Outside Entrance        |
| Security System  | Dryer              |               |                         |
| Smoke/Fire Alarm | Gas Stove          |               |                         |
|                  | Refrigerator       |               |                         |

# Berger Realty

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