



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



102 Derby, Ventnor, NJ, 08406

Price \$1,995,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 30            |
| Bedrooms     | 12            |
| Baths Full   | 6             |
| Baths Half   | 3             |
| Year Built   | 1930          |
| Type         | Single Family |
| Block Number | 19            |
| Listing #    | 251714        |
| Taxes        | 25594.00      |

#### COMMENTS

**Rare Beach Block Opportunity! This extraordinary, historic 12-bedroom, 4-level home, located on one of Ventnor's most beautiful streets, offers unparalleled potential. Situated on an oversized lot, the property includes a 2-car garage and 2 additional parking spaces, along with ample space for outdoor living. Best of all, enjoy breathtaking ocean views from the expansiv...**

#### PROPERTY FEATURES

|                                                                                                   |                                                                                                             |                                                                   |                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Brick<br>Shingle                                                                      | OutsideFeatures<br>Deck<br>Porch<br>Fenced Yard<br>Storage Building<br>Cable TV<br>Sidewalks<br>See Remarks | ParkingGarage<br>Garage<br>2 Car<br>Detached<br>Concrete Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Den/TV Room<br>Recreation/Family<br>Eat-In-Kitchen<br>Breakfast Nook<br>Dining Area<br>Pantry<br>Laundry/Utility Room<br>Library/Study<br>Florida Room<br>Great Room<br>Storage Attic<br>See Remarks |
| InteriorFeatures<br>Cathedral Ceilings<br>Storage<br>Other<br>Laminate Flooring<br>Vinyl Flooring | AppliancesIncluded<br>Range<br>Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Stove Natural Gas   | AlsoIncluded<br>See Remarks                                       | Basement<br>Full<br>Outside Entrance<br>Inside Entrance<br>Plumbing<br>Heated<br>See Remarks                                                                                                                                                                |
| Heating<br>Hot Water                                                                              | Cooling<br>Ceiling Fan<br>Window Air Conditioning                                                           | HotWater<br>Gas- Natural                                          | Water<br>City<br>Public                                                                                                                                                                                                                                     |

Sewer



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CONTACT



Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-425-2106  
Email to: [jmk@bergerrealty.com](mailto:jmk@bergerrealty.com)

Scan to see Property page.



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