



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Brick Shingle	OutsideFeatures Deck Porch Fenced Yard Storage Building Cable TV Sidewalks See Remarks	ParkingGarage Garage 2 Car Detached Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Den/TV Room Recreation/Family Eat-In-Kitchen Breakfast Nook Dining Area Pantry Laundry/Utility Room Library/Study Florida Room Great Room Storage Attic See Remarks
InteriorFeatures Cathedral Ceilings Storage Other Laminate Flooring Vinyl Flooring	AppliancesIncluded Range Oven Refrigerator Washer Dryer Dishwasher Stove Natural Gas	AlsoIncluded See Remarks	Basement Full Outside Entrance Inside Entrance Plumbing Heated See Remarks
Heating Hot Water	Cooling Ceiling Fan Window Air Conditioning	HotWater Gas- Natural	Water City Public

Sewer



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Brick Shingle	OutsideFeatures Deck Porch Fenced Yard Storage Building Cable TV Sidewalks See Remarks	ParkingGarage Garage 2 Car Detached Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Den/TV Room Recreation/Family Eat-In-Kitchen Breakfast Nook Dining Area Pantry Laundry/Utility Room Library/Study Florida Room Great Room Storage Attic See Remarks
InteriorFeatures Cathedral Ceilings Storage Other Laminate Flooring Vinyl Flooring	AppliancesIncluded Range Oven Refrigerator Washer Dryer Dishwasher Stove Natural Gas	AlsoIncluded See Remarks	Basement Full Outside Entrance Inside Entrance Plumbing Heated See Remarks
Heating Hot Water	Cooling Ceiling Fan Window Air Conditioning	HotWater Gas- Natural	Water City Public

Sewer

**CONTACT**



**Ask for Norman Hartzel**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 215-527-1241**  
**Email to:**

Scan to see Property page.



**CONTACT**



**Ask for Norman Hartzel**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 215-527-1241**  
**Email to:**

Scan to see Property page.

