

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

oc17@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           | OutsideFeatures         | ParkingGarage     | OtherRooms           |
| Brick              | Deck                    | Garage            | Living Room          |
| Shingle            | Porch                   | 2 Car             | Dining Room          |
|                    | Fenced Yard             | Detached          | Kitchen              |
|                    | Storage Building        | Concrete Driveway | Den/TV Room          |
|                    | Cable TV                |                   | Recreation/Family    |
|                    | Sidewalks               |                   | Eat-In-Kitchen       |
|                    | See Remarks             |                   | Breakfast Nook       |
|                    |                         |                   | Dining Area          |
|                    |                         |                   | Pantry               |
|                    |                         |                   | Laundry/Utility Room |
|                    |                         |                   | Library/Study        |
|                    |                         |                   | Florida Room         |
|                    |                         |                   | Great Room           |
|                    |                         |                   | Storage Attic        |
|                    |                         |                   | See Remarks          |
| InteriorFeatures   | AppliancesIncluded      | AlsoIncluded      | Basement             |
| Cathedral Ceilings | Range                   | See Remarks       | Full                 |
| Storage            | Oven                    |                   | Outside Entrance     |
| Other              | Refrigerator            |                   | Inside Entrance      |
| Laminate Flooring  | Washer                  |                   | Plumbing             |
| Vinyl Flooring     | Dryer                   |                   | Heated               |
|                    | Dishwasher              |                   | See Remarks          |
|                    | Stove Natural Gas       |                   |                      |
| Heating            | Cooling                 | HotWater          | Water                |
| Hot Water          | Ceiling Fan             | Gas- Natural      | City                 |
|                    | Window Air Conditioning |                   | Public               |

Sewer

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

oc17@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           | OutsideFeatures         | ParkingGarage     | OtherRooms           |
| Brick              | Deck                    | Garage            | Living Room          |
| Shingle            | Porch                   | 2 Car             | Dining Room          |
|                    | Fenced Yard             | Detached          | Kitchen              |
|                    | Storage Building        | Concrete Driveway | Den/TV Room          |
|                    | Cable TV                |                   | Recreation/Family    |
|                    | Sidewalks               |                   | Eat-In-Kitchen       |
|                    | See Remarks             |                   | Breakfast Nook       |
|                    |                         |                   | Dining Area          |
|                    |                         |                   | Pantry               |
|                    |                         |                   | Laundry/Utility Room |
|                    |                         |                   | Library/Study        |
|                    |                         |                   | Florida Room         |
|                    |                         |                   | Great Room           |
|                    |                         |                   | Storage Attic        |
|                    |                         |                   | See Remarks          |
| InteriorFeatures   | AppliancesIncluded      | AlsoIncluded      | Basement             |
| Cathedral Ceilings | Range                   | See Remarks       | Full                 |
| Storage            | Oven                    |                   | Outside Entrance     |
| Other              | Refrigerator            |                   | Inside Entrance      |
| Laminate Flooring  | Washer                  |                   | Plumbing             |
| Vinyl Flooring     | Dryer                   |                   | Heated               |
|                    | Dishwasher              |                   | See Remarks          |
|                    | Stove Natural Gas       |                   |                      |
| Heating            | Cooling                 | HotWater          | Water                |
| Hot Water          | Ceiling Fan             | Gas- Natural      | City                 |
|                    | Window Air Conditioning |                   | Public               |

Sewer

CONTACT



Ask for Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-425-0992  
Email to: [tde@bergerrealty.com](mailto:tde@bergerrealty.com)

Scan to see Property page.



CONTACT



Ask for Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-425-0992  
Email to: [tde@bergerrealty.com](mailto:tde@bergerrealty.com)

Scan to see Property page.

