



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	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



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