

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
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 #	597230
Taxes	25595.00

## 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	Curbs	Detached Garage	Breakfast Nook
Shingle	Deck	Two Car	Den/TV Room
	Fenced Yard		Dining Area
	Outside Shower		Dining Room
	Porch		Eat In Kitchen
	Sidewalks		Florida Room
			Great Room
			Laundry/Utility Room
			Library/Study
			Pantry
			Recreation/Family
			Storage Attic
			Workshop
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Storage	Dishwasher	Blinds	6 Ft. or More Head
	Dryer	See Remarks	Room
	Gas Stove		Finished
	Refrigerator		Heated
	Washer		Inside Entrance
			Masonry Floor/Wall
			Outside Entrance
			Plumbing
Heating	Cooling	HotWater	Water
Hot Water	Ceiling Fan(s)	Gas	Public
Multi-Zoned	Window Units		
Sewer			
Public Sewer			

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## CONTACT



**Ask for James Monteleone**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call:**  
**Email to: [jfm@bergerrealty.com](mailto:jfm@bergerrealty.com)**

Scan to see Property page.



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