

# Berger Realty

Since 1926



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

# Berger Realty

Since 1926



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

## CONTACT



**Ask for Ludwik Samselski**  
**Berger Realty Inc**  
**1330 Bay Avenue, Ocean City**  
**Call: 609-545-0757**  
**Email to: ls@bergerrealty.com**

Scan to see Property page.



## CONTACT



**Ask for Ludwik Samselski**  
**Berger Realty Inc**  
**1330 Bay Avenue, Ocean City**  
**Call: 609-545-0757**  
**Email to: ls@bergerrealty.com**

Scan to see Property page.

