



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 #    | 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 Steven Orner**  
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**3160 Asbury Avenue, Ocean City**  
**Call:**  
**Email to: [slo@bergerrealty.com](mailto:slo@bergerrealty.com)**

Scan to see Property page.



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