



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3 Marion Ave, Ventnor, NJ, 08406

Price \$875,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 3             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 2020          |
| Type         | Single Family |
| Block Number | 92            |
| Listing #    | 597929        |
| Taxes        | 8092.00       |

#### COMMENTS

Discover effortless coastal living in this beautifully maintained three-story twin home, perfectly situated just two blocks from the beach in Ventnor's highly desirable North Beach neighborhood. Built only five years ago, this sun-drenched residence seamlessly blends modern design with timeless beach-town charm—ideal as a full-time home, weekend retreat, or investment ...

#### PROPERTY FEATURES

|                                                                                                 |                                                                                                                                     |                                    |                                       |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------|
| Exterior<br>Vinyl                                                                               | OutsideFeatures<br>Deck<br>Fenced Yard<br>Outside Shower                                                                            | ParkingGarage<br>One and Half Car  | OtherRooms<br>Dining Room<br>Workshop |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Security System<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Burglar Alarm<br>Disposal<br>Dishwasher<br>Dryer<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains | Basement<br>Crawl Space               |
| Heating<br>Forced Air<br>Gas-Natural                                                            | Cooling<br>Ceiling Fan(s)<br>Central                                                                                                | HotWater<br>Gas                    | Water<br>Public                       |
| Sewer<br>Public Sewer                                                                           |                                                                                                                                     |                                    |                                       |

#### CONTACT

Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-457-9457  
Email to: jkh@bergerrealty.com

Scan to see Property page.



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