



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



11 Weymouth Ave, Ventnor, NJ, 08406

Price \$1,300,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 13            |
| Bedrooms     | 6             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 99            |
| Listing #    | 598226        |
| Taxes        | 8174.00       |

#### COMMENTS

*This is the low-maintenance, high-return investment you've been waiting for. Located just two blocks from the beach and one block from the bay, this beautifully updated and fully furnished duplex is positioned in the heart of Ventnor's thriving business district. With a built-in rental audience, professional property management already in place, and no work required on...*

#### PROPERTY FEATURES

|                                                                                                              |                                                                                                                     |                                                                                                 |                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                            | OutsideFeatures<br>Deck<br>Enclosed Outside<br>Shower<br>Paved Road<br>Porch                                        | ParkingGarage<br>Detached Garage<br>One Car                                                     | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Florida Room<br>Laundry/Utility Room<br>Library/Study<br>Pantry |
| InteriorFeatures<br>Bar<br>Carbon Monoxide<br>Detector<br>Security System<br>Skylight(s)<br>Smoke/Fire Alarm | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains<br>Furnished<br>Partially Furnished<br>See Remarks<br>Shades | Basement<br>Crawl Space                                                                                                                         |
| Heating<br>Forced Air<br>Gas-Natural                                                                         | Cooling<br>Central                                                                                                  | HotWater<br>Gas                                                                                 | Water<br>Public                                                                                                                                 |
| Sewer<br>Public Sewer                                                                                        |                                                                                                                     |                                                                                                 |                                                                                                                                                 |

#### CONTACT

Ask for Marianne Johnsen  
Berger Realty Inc

Scan to see Property page.



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| Sewer<br>Public Sewer                                                                                        |                                                                                                                     |                                                                                                 |                                                                                                                                                 |

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