



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



112 Somerset Ave, Ventnor, NJ, 08406

Price \$4,495,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 10            |
| Bedrooms     | 6             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   | 2022          |
| Type         | Single Family |
| Block Number | 15            |
| Listing #    | 598722        |
| Taxes        | 44018.00      |

#### COMMENTS

*Luxury coastal living in Ventnor, NJ. Welcome to your dream home in one of NJ's favorite shore towns. This custom home was built in 2022 and is the perfect blend of comfort, class and lifestyle. Boasting 6 large bedrooms and 6 1/2 bathrooms there is no shortage of space and unique finishing touches throughout. Sitting one house from the beach and balconies on all flo...*

#### PROPERTY FEATURES

|                           |                                                                             |                                                |                            |
|---------------------------|-----------------------------------------------------------------------------|------------------------------------------------|----------------------------|
| Exterior                  | OutsideFeatures                                                             | ParkingGarage                                  | OtherRooms                 |
| Fiber Cement Board Siding | Fenced Yard<br>Pool-In Ground<br>Porch<br>Sprinkler System<br>Whirlpool/Spa | Attached Garage<br>Auto Door Opener<br>Two Car | Den/TV Room<br>Dining Area |
| InteriorFeatures          | AppliancesIncluded                                                          | Basement                                       | Heating                    |
| Elevator                  | Burglar Alarm                                                               | Slab                                           | Forced Air                 |
| Kitchen Center Island     | Dishwasher                                                                  |                                                | Gas-Natural                |
| Sauna                     | Disposal                                                                    |                                                | Multi-Zoned                |
| Security System           | Dryer                                                                       |                                                |                            |
| Smoke/Fire Alarm          | Gas Stove                                                                   |                                                |                            |
| Storage                   | Microwave                                                                   |                                                |                            |
| Walk In Closet            | Refrigerator                                                                |                                                |                            |
|                           | Self Cleaning Oven                                                          |                                                |                            |
|                           | Washer                                                                      |                                                |                            |
| Cooling                   | HotWater                                                                    | Water                                          | Sewer                      |
| Attic Fan                 | Tankless-gas                                                                | Public                                         | Public Sewer               |
| Gas                       |                                                                             |                                                |                            |
| Multi-Zoned               |                                                                             |                                                |                            |

#### CONTACT

Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-8208  
Email to: tom@bergerrealty.com

Scan to see Property page.



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