



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



809 Derby, Ventnor Heights, NJ, 08406

Price \$600,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 1974          |
| Type         | Single Family |
| Block Number | 382           |
| Listing #    | 602740        |
| Taxes        | 5656.00       |

#### COMMENTS

*Charming 3-bedroom, 2-bath home located just steps from Ski Beach—perfect for launching kayaks, paddleboards, and all your water toys. The home features a comfortable layout that begins with a welcoming living room and continues into the kitchen and spacious dining area. Just off the dining room is an enclosed sunroom, offering a relaxing spot to enjoy natural light and...*

#### PROPERTY FEATURES

|                                                                                       |                                                           |                                      |                                                                                              |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                     | OutsideFeatures<br>Curbs<br>Fenced Yard<br>Patio<br>Porch | ParkingGarage<br>One Car             | OtherRooms<br>Dining Area<br>Florida Room<br>Laundry/Utility Room<br>Primary BR on 1st floor |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Electric Stove<br>Refrigerator<br>Washer | Basement<br>Crawl Space                                   | Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central                                                                           |
| Water<br>Public                                                                       | Sewer<br>Public Sewer                                     |                                      |                                                                                              |

#### CONTACT



Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-2524  
Email to: cyn@bergerrealty.com

Scan to see Property page.



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