

# Berger Realty

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213 Derby  
Ventnor, NJ 08406

Asking \$505,000.00



## COMMENTS

There may be snow on the ground but beach vibes only from this handsome Ventnor Heights home with BEAUTIFUL BAY VIEWS! From the perfect front porch or the impressive top floor deck, what better way to start and end your days than with peaceful water views. Come inside where you will find original hardwood floors in fantastic condition, a spacious living room, dining room, kitchen, half bath with plenty of room to make into another full and a good-sized laundry room. Upstairs boasts a full bath and 3 generous sized bedrooms with the front one affording access to the top floor deck with again, those beautiful bay views. Sandy from an awesome day at the beach? No problem. This home offers an outdoor shower with hot and cold water. There is also a small deck and yard for further relaxing or grilling and a shed for storing. Aside from gorgeous beaches, the town of Ventnor has so much more to offer with an impressive array of delectable restaurants, charming shops, a fishing pier and did someone ask about entertainment? From June to August on Wednesday evenings at Ski Beach and on Saturday evenings at the Ventnor Library next to the boardwalk, enjoy free, live concerts and various delicious food trucks. Watch the Atlantic City fireworks on Saturday nights from the beach or right down the street from the Ventnor Heights Bridge. Pickle Ball? They have indoor and outdoor. Also on the horizon for Ventnor is the exciting new ECO-Park. Literally, something for everyone. Sweet summertime is right around the corner and 213 N. Derby Avenue is a wonderful new canvas for you to start making amazing memories down the shore.

## PROPERTY DETAILS

OutsideFeatures Deck	OtherRooms Living Room Kitchen Dining Area See Remarks	InteriorFeatures Wood Flooring	AppliancesIncluded Oven Refrigerator
Heating Gas Natural Baseboard	Cooling Window Conditioning	HotWater Air Gas- Natural	
Sewer Public			