

# Berger Realty

Since 1928



Berger Realty, Inc.  
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5019 Winchester Ave  
Ventnor, NJ 08406

Asking \$475,000.00



### COMMENTS

Wonderful opportunity to build YOUR perfect shore home in a quiet section of Ventnor! Walking distance to the boardwalk, which is a 4.8 mile distance going to some of the major Atlantic City casinos. Perfect balance of family time during the day, enjoying the beach, boardwalk, games, shopping and food, yet just a short drive or active walk to a fun night out at the casinos! Plans have been approved to build a four bedroom, single family dwelling, bulkhead, and dock. Architectural plans are completed. Plans show a ground floor garage that will house two cars, and a covered entry into the home. Continuing up the steps from the ground level to the first floor, you will enter the open concept living/ kitchen area. Just off the kitchen are plans for a deck, where you can enjoy beautiful mornings overlooking the bay. Also on the first level, is the first primary bedroom with a full bath and walk in closet, which can be utilized as the main primary or a guest bedroom. Following through the hall, there will be a half bath. The second floor will have two additional bedrooms and another primary bedroom with a full bath and deck. Down the hall on the second level you will find a full bathroom and laundry room. On the third floor of the home will be a den, with a wet bar, half bath, and a roof top deck, which will be perfect for entertaining and enjoying those warm summer nights! Don't let this pass you by! Let's break ground on your shore home dreams!

### PROPERTY DETAILS



Ask for Tom Melchionni  
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