



**6705 Winchester Ave  
Ventnor, NJ 08406**

**Asking \$995,000.00**



#### COMMENTS

Show Stopper Inside & Out!!! Four Bedroom Single Family Cottage w/ over 2300 sq ft Only 2.5 Blocks from the Beach!!! Save w/ SOLAR!! One of the LARGER LOT (62.5x80) w/ OFF STREET PARKING in Driveway & Garage!!! So much charm from yesteryear w/ all of the modern day amenities. Admire the curb appeal w/ green grass, stone decorative corner wall, newer front covered porch w/ a ceiling fan & covered side entrance both w/ vinyl low maintenance railings (both added in 2008). Through the welcoming front entrance notice the 2 panel doors, higher baseboards, arched entry ways, NEWER EFFECIENT WINDOWS (2020) for a lot of natural light to stream through, plenty of closets for storage, calming fresh oceanic paint colors, stylish updated lighting, hardwood & tile flooring, large living room w/ faux fireplace, gourmet RENOVATED KITCHEN w/ high-end stainless steel appliances all included (new KitchenAid dishwasher (2023) & professional restaurant grade DCA by Fisher & Paykel 48" range & hood & pot filler!), plenty of cabinetry, granite counters & tile backsplash, 3 generously bedrooms on the FIRST FLOOR, well appointed half bath & REMODELED FULL BATH w/ walk-in shower (2018) on the first floor & wood staircase w/ carpet runner leading to the second floor w/ a "hang out" area, fourth bedroom, half bath & a fabulously functional laundry room w/ NEWER ELECTROLUX WASHER & DRYER (2022) included. Other features include luscious landscaping, a backyard to entertain or relax under the custom pergola on the paved patio, 2 entrances into enclosed outdoor changing room & shower w/ HOT WATER, one car detached garage w/ automatic opener & side door, new concrete driveway & walk leading to back (2023), white vinyl privacy fencing (2007), vinyl cedar-shake style siding w/ multi-layer insulation (2010), Blink security cameras, 3 zone inground sprinkler system, NEW ROOF on house & garage (2023), interior & exterior chimney replaced (2023), central air installed (2003), NEW Fujitsu ductless AC on 2nd floor (2021), NEW Rheem AC Condenser (2018), NEW main sewer line in crawlspace (2023), NEW outside drainage system w/ gutters extending underground (2023), NEW hot water heater (2023), storage in the attic, 2 solar attic fans on either side of house & SOLAR (2020) w/ lease payments currently \$70.47/mo (approx. 21 yrs left on lease) & electric bills of approx. \$6/mo! Pristinely decorated w/ most furniture available!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Outside Shower	Auto Door Opener	Dining Room
	Patio	Detached Garage	Eat In Kitchen
	Porch	One Car	Great Room
	Sidewalks		Pantry
	Sprinkler System		Storage Attic
	Enclosed	Outside	Primary BR on 1st floor

# Berger Realty

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## Shower

Interior Features  
Storage

Appliances Included  
Dishwasher  
Disposal  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Also Included  
Blinds  
Curtains  
Drapes  
See Remarks  
Shades

Basement  
Crawl Space

Heating  
Baseboard  
Gas-Natural  
Hot Water  
Multi-Zoned

Cooling  
Attic Fan  
Ceiling Fan(s)  
Central  
Multi-Zoned  
Wall Units

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer



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