



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

Berger Realty

Since 1928



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



	Shower			
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement	
Storage	Disposal	Blinds	Crawl Space	
	Dishwasher	Curtains		
	Dryer	Drapes		
	Gas Stove	See Remarks		
	Microwave	Shades		
	Refrigerator			
	Self Cleaning Oven			
	Washer			
Heating	Cooling	HotWater	Water	
Baseboard	Attic Fan	Gas	Public	
Gas-Natural	Ceiling Fan(s)			
Hot Water	Central			
Multi-Zoned	Multi-Zoned			
	Wall Units			
Sewer				
Public Sewer				

