



**16 Nashville  
Ventnor, NJ 08406**

**Asking \$749,000.00**



**COMMENTS**

Welcome to 16 N. Nashville Avenue in Ventnor City, NJ. This expansive coastal cottage is only 2 blocks to the beach and just a few houses to the bay. Features include new luxury vinyl siding, new concrete work, 6 bedrooms and 2 full bathrooms, offering ample space for relaxation and entertainment. As you approach the property you are greeted with a classic covered front porch leading into a spacious open living and dining area filled with plenty of natural light. The eat-in kitchen is equipped with stainless steel appliances and ample storage, perfect for preparing delicious meals. This main level also includes 2 bedrooms and a full bathroom with rear enclosed mud room and newer rear deck. The top floor has another full bathroom and 4 additional bedrooms - each a generous size, providing the perfect retreat after a day of sun and surf. The ground level has a garage, laundry room and utility room with newer tankless hot water heater. There is also separate entrance to a ground level storage area. Out back you will find a large private fenced-in yard offering a private oasis for gatherings and barbecues. Enjoy summer dining al fresco & relaxing on the multi level deck and large patio. The outside shower is perfect for rinsing off after a day on the beach or bay. Conveniently located in a nice bay neighborhood near the beach, shopping, dining & entertainment options of Ventnor and Atlantic City. The home has an exceptional rental history of \$52,000+ per season and is being offered for sale mostly furnished and turn key ready. Don't miss the opportunity to make this Ventnor City beach retreat your own home or investment property.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Curbs Deck Fenced Yard Outside Shower Patio Porch Sidewalks	ParkingGarage Two Car	OtherRooms Dining Area Dining Room Eat In Kitchen Great Room Laundry/Utility Room
InteriorFeatures Storage Smoke/Fire Alarm Walk In Closet	AppliancesIncluded Disposal Dryer Gas Stove Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds Curtains Partially Furnished See Remarks	Basement 6 Ft. or More Head Room Inside Entrance Outside Entrance Plumbing Slab

# Berger Realty

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