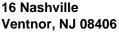
Asking \$749,000.00













## 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.

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	PROPERTY	DETAILS

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Exterior	OutsideFeatures	ParkingGarage	OtherRooms				
Vinyl	Curbs	Two Car	Dining Area				
	Deck		Dining Room				
	Fenced Yard		Eat In Kitchen				
	Outside Shower		Great Room				
	Patio		Laundry/Utility Room				
	Porch						
	Sidewalks						

AppliancesIncluded AlsoIncluded **Basement** InteriorFeatures Disposal Blinds 6 Ft. or More Head Storage Smoke/Fire Alarm Dryer Curtains Room Walk In Closet Gas Stove Partially Furnished Inside Entrance Refrigerator See Remarks Outside Entrance Self Cleaning Oven Plumbing

Slab





Cooling

Window Units

## Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



■ oc17@BergerRealty.com

Unfinished

Heating Gas-Natural Hot Water Radiator

HotWater Tankless-gas Water Public

Sewer Public Sewer



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