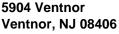
Asking \$1,295,000.00

















COMMENTS

2025 SUMMER IS COMING - Live the St Leonard\'s Tract Legendary Lifestyle in this stately home a block from the Beach and Boards in Ventnor! New Sprinkler System and Landscaping! Meticulously maintained, perfect for entertaining and extended family! Home features a large living room with one of the 4 wood burning fireplaces, which leads out to a brick front porch, a Grande dining room perfect for entertaining, a quaint breakfast nook which overlooks the beautiful grounds and the gourmet kitchen with all the touches to make your entertaining it's best. On top of that, it has 7 bedrooms and 3 full baths with a gorgeous master suite and room for a pool. Situated in one of the nicest neighborhoods on the island, St Leonard\'s Tract dates back to the early 1900s, the home emulates the grand living of days gone by but close to the beach and boardwalk and still in the finest of style for seashore living! Home is being sold as is, Call today to live the grand lifestyle! RPR Market Value report available on request. Approximate value of rental would be \$85,000.00 for full summer season (Memorial Day to Labor Day) and \$8,500.00 monthly for a yearly rental - please note these values are the seller\'s opinion based on comparable current market listings! MUST BE PREQUALIFIED TO SEE HOME - NO **EXCEPTIONS!**

PROPERTY DETAILS			
Exterior Brick See Remarks	OutsideFeatures Curbs Deck Outside Shower Patio Porch Enclosed Sidewalks Sprinkler System	ParkingGarage Heated Garage One Car	OtherRooms Breakfast Nook Den/TV Room Dining Room Eat In Kitchen Laundry/Utility Room Library/Study
InteriorFeatures Cedar Closet Security System Storage Walk In Closet Whirlpool	AppliancesIncluded Burglar Alarm Dishwasher Disposal Dryer Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds Curtains	Basement 6 Ft. or More Head Room
l la atia a	Caaliaa	11-410/-4	Matan

HotWater Heating Cooling Water





Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

Gas-Natural

Ceiling Fan(s) Window Units Gas

Public

Sewer Public Sewer



Ask for James Monteleone Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jfm@bergerrealty.com

