

# Berger Realty

Since 1928



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

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**109 Cambridge**  
**Ventnor, NJ 08406**

**Asking \$595,000.00**



## COMMENTS

Experience coastal living in this absolute Ventnor Gem. Home with a warm and welcoming atmosphere. Kitchen appliances feature gas stove, dishwasher and refrigerator. Low flood insurance and utility bills. Open floor plan great for entertaining. Owner suite with private bath. Turn key shore home located within walking distance to beach, boardwalk, and fishing pier at the end of the street , restaurants and shops. Off street parking, newly installed enclosed out door shower. Tree lined street. Large outside shed for bikes and beach chairs. Just bring your toothbrush and enjoy the beach swimming, riding the waves , surfing, volleyball, fishing and ice cream ,walk to restaurants.

## PROPERTY DETAILS

|          |                 |               |                      |
|----------|-----------------|---------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms           |
| Vinyl    | Curbs           | None          | Dining Area          |
|          | Enclosed        | Outside       | Laundry/Utility Room |
|          | Shower          |               | Storage Attic        |
|          | Outside Shower  |               |                      |
|          | Shed            |               |                      |
|          | Sidewalks       |               |                      |

|                  |   |              |             |
|------------------|---|--------------|-------------|
| InteriorFeatures | AppliancesIncluded  | AlsoIncluded | Basement    |
| Carbon Monoxide  | Dishwasher  | Blinds       | Crawl Space |
|                  | Dryer   | Furnished    |             |
|                  | Refrigerator  |              |             |
|                  | Washer  |              |             |
|                  | Ask for Troy Eggie  |              |             |
|                  | Berger Realty Inc   |              |             |
|                  | 1670 Boardwalk, Ocean City  |              |             |
|                  | Call: 609-391-0500  |              |             |
|                  | HotWater  |              |             |
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