

**504 Burghley  
Ventnor Heights, NJ 08406**

**Asking \$599,000.00**



**COMMENTS**

This property has the best of both worlds! Do not miss this opportunity to live where you can truly have it all. Located on a quiet residential street in desirable Ventnor Heights, this 2 story 4 bedroom 2 and 1/2 bath home allows for you to be just blocks from fun at the beach and a short retreat back to your new home to enjoy the sun setting on your expansive rear deck. The traditional layout features a large living room with adjacent dining room that wraps around to the kitchen, separated by a bar and seating for four. There are patio doors off the dining room that lead to the rear deck that runs the entire length of the house. There is a separate entrance to the utility room from the outside deck. Owner recently updated the electrical panel and service cable and now has a 1YR service contract to provide new owner. Also on the main floor is a large all purpose family room with a large picture window adding lots of light. Upstairs you have four bedrooms, all with ample closet space, as well as hallway closets. There is a large attic with pull down stairs that can be used for extra storage. The entire rear yard is fenced in and includes a storage shed. Owner recently updated electrical service meter, box and cables. Whether you are a first time home buyer looking for the perfect size and location to consider considering making 504 Burghley Ave your permanent address, and investor looking to enjoy summer rental income, or if you happen to be a bit of both, you must come see this gem. All financing types are welcome. Want to update the home with all the bells and whistles? Consider the value of a conventional rehab loan or FHA 203k and make this home your custom and personalized updated masterpiece! Talk to your agent or your local lender to consider the possibilities!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Deck	None	Den/TV Room
Vinyl	Fenced Yard		Dining Area
	Shed		Storage Attic
	Sidewalks		
	Whirlpool/Spa		
AppliancesIncluded	Basement	Heating	Cooling
Dishwasher	Crawl Space	Forced Air	Attic Fan
Disposal	Outside Entrance		Ceiling Fan(s)
Gas Stove			Central
Microwave			
Refrigerator			
HotWater	Water	Sewer	

# Berger Realty

• Since 1928 •



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



Gas

Public

Public Sewer



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jkh@bergerrealty.com](mailto:jkh@bergerrealty.com)

