



236 Derby  
 Ventnor, NJ 08406

Asking \$349,999.00



### COMMENTS

Welcome to your perfect getaway in Sunset Harbour! This well maintained 6th floor ready 2-bedroom, 2-bathroom condominium offers the ultimate shore lifestyle with panoramic views of the Atlantic City skyline—ideal for watching spectacular fireworks displays. Enjoy tranquil views of the ocean, bay, and Ventnor City from your private haven featuring a large, newly renovated balcony. The spacious and bright interior offers both style and comfort. The condo is equipped with an in-unit washer and dryer for convenience, and comes with a designated parking spot. The building boasts a variety of desirable amenities including a marina, refreshing pool, bay views, trash room, elevator, bike room, clubhouse, exercise room, front desk reception, and on-site maintenance—ensuring that everything you need is right at your fingertips. Whether you're looking for a relaxing summer retreat or a peaceful year-round home, this condo provides the perfect blend of both. Just a short distance to dine at the renowned Red Room Cafe, grab a cold ice cream at Custard's Last Stand, or a beautiful brunch at The Dorset, the condo offers easy access to all that the shore has to offer while maintaining a quiet, private living space. Don't miss out on this incredible opportunity to own a piece of Sunset Harbour!

### PROPERTY DETAILS

ParkingGarage	OtherRooms	InteriorFeatures	Heating
One Car	Dining Area	Elevator	Baseboard
See Remarks			Forced Air
	HotWater	Water	Sewer
	Electric	Hot Water	Public Sewer



Ask for Patricia M. Berger  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: tcm@bergerrealty.com

