



**16 Buffalo  
Ventnor, NJ 08406**

**Asking \$489,000.00**



**COMMENTS**

FYI. MULTIPLE OFFERS RECEIVED. Deadline for submission of all offers is by 5:00 pm Tuesday March 25th. If you are seeking a clean well maintained and furnished condominium check out the 2nd Floor unit and LOCATION! LOCATION! Southside 2 bedroom with 1.5 baths on second floor very well maintained and move in ready! Unit has lots of windows allowing plenty of natural light. Awesome kitchen front floor plan has high ceiling with lots of Cherry wood cabinetry, granite counters and subway tile backsplash. Kitchen features a separate dining area and a center island with granite counter and seating for 4 to 6 with additional storage below that has a microwave oven. The kitchen is fully equipped with dishes, utensils, pots, pans, bowls and more. The appliances are all stainless steel to include a double door refrigerator and freezer with ice maker and water dispenser, under counter dishwasher, gas stove with 5 stove top burners and self cleaning oven with a stainless steel hood with multiple speed exhaust and lighting. Off the kitchen there is a small common area as a covered porch shared with the next door neighbor. There is "Gunstock" hardwood floors throughout the unit and the main bath has tile floor and walls in the main bath and shower. The full bath and shower is located between the bedrooms as a "Jack and Jill" bath for maximum convenience. In the hallway there is a utility room with a stack clothes washer and gas clothes dryer, HVAC system and instant hot water wall hung heater and additional space for storage. The rear of the condominium has a living room/family room and a newly installed half bath that is a private setting that could be used as additional sleeping area for guests. Off the back living room there is access to a rear deck and exterior staircase that accesses the rear of the property and basement storage area that can be utilized for additional storage of items. The condominium comes with all existing furniture, window treatments and fully equipped kitchen.

**PROPERTY DETAILS**

|             |                |                      |                       |
|-------------|----------------|----------------------|-----------------------|
| Exterior    | ParkingGarage  | OtherRooms           | InteriorFeatures      |
| Vinyl       | None           | Breakfast Nook       | Hardwood Floors       |
|             |                | Den/TV Room          | Kitchen Center Island |
|             |                | Dining Area          | Pets Allowed          |
|             |                | Eat In Kitchen       |                       |
|             |                | Laundry/Utility Room |                       |
| Heating     | Cooling        | HotWater             | Water                 |
| Forced Air  | Ceiling Fan(s) | Gas                  | Public Water          |
| Gas-Natural | Central        | Tankless-gas         |                       |
| Hot Water   |                |                      |                       |
| None        |                |                      |                       |

# Berger Realty

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Sewer  
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