



**104 Derby  
 Ventnor, NJ 08406**

**Asking \$949,000.00**



**COMMENTS**

Bayfront Bliss: Calling all BOAT lovers! Discover one of the island's most unique bayfront properties, offering the perfect combination of space, breathtaking views, and direct waterfront access. Set on a high elevation, this home is exceptionally protected—having never experienced flooding during Hurricane Sandy. For boating enthusiasts, this property is a dream, featuring a 50-foot boat slip just steps away, with quick access to the bay. The home's thoughtful design includes a cozy living area, an inviting kitchen, and an upstairs suite, creating an ideal space for both relaxation and entertaining. The deck provides spectacular views of the bay, perfect for watching sunsets or enjoying the serene coastal breeze. This home is perfectly sized to embrace the island lifestyle, providing all the essentials without overwhelming you. In addition to its incredible features, this property boasts an unmatched location, just moments from the vibrant dining and business scene of Ventnor Heights. Enjoy easy access to hotspots like Redroom, The Dorset, Wahine Wine, Custard Last Stand, and Ventnor Coffee. With quick access to the bridge, you're also just minutes from Ventnor's beautiful beaches, iconic boardwalk, and other popular island destinations. Don't miss this rare opportunity to own your own piece of bayfront paradise!

**PROPERTY DETAILS**

|                      |                                                     |                       |                                                                                   |
|----------------------|-----------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------|
| Exterior<br>Aluminum | OutsideFeatures<br>Boat Slip<br>Deck<br>Fenced Yard | ParkingGarage<br>None | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room |
|----------------------|-----------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------|



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| Water<br>Public | Sewer<br>Public Sewer |
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