

# Berger Realty

Since 1928



Berger Realty, Inc.  
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113 Richards Ave  
Ventnor, NJ 08406

Asking \$569,000.00



## COMMENTS

YOUR BEACHSIDE GETAWAY AWAITS! Don't miss this opportunity to own your very own beach property! This charming home features 3 spacious bedrooms, 1.5 baths, a comfortable living room, and a separate dining area—perfect for entertaining or relaxing after a day in the sun. Enjoy the bright and airy Florida room, plus a dedicated laundry room with access to a rear storage area. Additional storage can be found in the attic. The home also includes an attached garage, a two-car driveway, and plenty of on-street parking for guests. Conveniently located just minutes from top-rated restaurants, lively bars, boutique shops, and more—everything you need is right at your fingertips. Start your mornings with coffee by the beach and end your days watching sunsets as you stroll along the shore. Oil tank was removed and fully remediated in February 2025. Property is being sold as-is. Buyer is responsible for all inspections, certifications, and any repairs needed to obtain the Certificate of Occupancy (CO). MAKE THIS YOUR COASTAL RETREAT BEFORE THE WARMER MONTHS SLIP AWAY! HIGHEST AND BEST DUE TUESDAY 04/08/25 12PM.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Porch Enclosed	ParkingGarage One Car	OtherRooms Dining Room Florida Room Laundry/Utility Room Storage Attic
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Ask for George Cash  
Berger Realty Inc.  
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Call: 609-399-0076  
Email to: gbc@bergerrealty.com  
Sewer  
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