

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



6 Baton Rouge, Ventnor, NJ, 08406

Price \$975,000.00

### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1920    |
| Type         |         |
| Block Number | 47      |
| Listing #    | 590481  |
| Taxes        | 9385.00 |

### COMMENTS

*This unique Ventnor Southside duplex is ideally located less than two blocks from the beach and boardwalk. It features a spacious upper unit with 5 bedrooms and 4.5 bathrooms, as well as a separate 2-bedroom, 2-bathroom apartment on the garden level. The upper unit offers an inviting wraparound front porch that leads into a bright, open living area with original hardwood f...*

### PROPERTY FEATURES

|                 |                |                    |                    |
|-----------------|----------------|--------------------|--------------------|
| OutsideFeatures | ParkingGarage  | OtherRooms         | Basement           |
| Deck            | None           | Den/TV Room        | 6 Ft. or More Head |
| Fenced Yard     |                | Dining Room        | Room               |
| Outside Shower  |                | Kitchen            | Finished           |
| Porch           |                | Laundry/Utility Rm | Inside Entrance    |
| Sidewalks       |                | Living Room        | Outside Entrance   |
|                 |                | Pantry             |                    |
|                 |                | Storage Attic      |                    |
| Heating         | Cooling        | HotWater           | Water              |
| Hot Water       | Ceiling Fan(s) | Gas                | Public             |
| Radiator        | Central        |                    |                    |
|                 | Multi-Zoned    |                    |                    |
|                 | Wall Units     |                    |                    |
|                 | Window Units   |                    |                    |

Sewer  
Public Sewer

### CONTACT



Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-4706  
Email to: bav@bergerrealty.com

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