

**5505 Atlantic  
Ventnor, NJ 08406**

**Asking \$3,895,000.00**



**COMMENTS**

Please join us for an OPEN HOUSE!! Saturday, May 25th 12-2PM and Sunday, May 26th 10-12PM! THIS ONE-OF-A-KIND ST. LEONARD'S TRACT NEW CONSTRUCTION WILL HAVE IT ALL-- INCLUDING SOME OF THE NICEST OCEANVIEWS YOU WILL EVER SEE! This gorgeous masterpiece by J&J Construction is situated right across from the BEACH/BOARDWALK/TENNIS COURTS/PICKLEBALL COURTS & PLAYGROUND with stunning OCEAN VIEWS from every floor! Featuring a massive, oversized 60\'x125\' lot size and TWO-CAR ATTACHED GARAGE plus parking for at least 4 more cars! Wow! All 3 floors boast large expansive decks with Mahogany ceilings. This beauty will feature seven bedrooms, den/indoor pool hang-out space, six full baths, high-end designer finishes, beautiful hardwood floors, custom woodwork throughout & 4-STOP ELEVATOR! You won't believe all of these details! Gourmet kitchen w/ 48" stove and 48" refrigerator/freezer, GE Monogram appliances, lots of custom cabinets, bar area and large center-island. OPEN LIVING SPACE that's sure hard to find at the shore! The magnificent backyard will be an absolute DREAM featuring a large 30\'+ in-ground gunite pool, spa and waterfall plus enough space for huge, lavish parties or secluded comfort away from the noise! Private, third floor master-suite w/ his and hers walk-in closets and over-sized master bath w/ standing shower & soaking tub. Smart home features, James Hardie siding, lots of storage, full laundry room and an endless list of features. Walk to everything the North Beach district has to offer including the movie theatre and some of the best restaurants around! You won't want to miss this BEAUTY!!!

**PROPERTY DETAILS**

Exterior		OutsideFeatures	ParkingGarage	OtherRooms
Fiber Cement	Board	Curbs	Attached Garage	Den/TV Room
Siding	Deck		Auto Door Opener	Dining Area
Stone	Enclosed	Outside	See Remarks	Eat In Kitchen
Vinyl	Shower		Two Car	Great Room
	Fenced Yard			In-Law Quarters
	Outside Shower			Laundry/Utility Room
	Patio			Pantry
	Pool-In Ground			Primary BR on 1st floor
	Porch			Recreation/Family
	Sidewalks			
	Sprinkler System			
	Whirlpool/Spa			
InteriorFeatures		AppliancesIncluded	Basement	Heating

# Berger Realty

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Bar	Dishwasher	Crawl Space	Forced Air
Carbon Monoxide Detector	Disposal		Gas-Natural
Cathedral Ceiling	Dryer		Multi-Zoned
Elevator	Gas Stove		
Kitchen Center Island	Microwave		
Smoke/Fire Alarm	Refrigerator		
Storage	Self Cleaning Oven		
Walk In Closet	Washer		
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer
Central	Tankless-gas		
Multi-Zoned			



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