



**100 Baton Rouge  
Ventnor, NJ 08406**

**Asking \$1,899,000.00**



#### COMMENTS

Expansive and luxurious coastal estate offering an ultimate blend of comfort and luxury with ocean views from every level. You will never see a house like this one...awe-inspiring! Only four houses to the beach and boardwalk. Truly one-of-a-kind gorgeous and unique beach home on a magnificent Ventnor beach block! This renovated 3 story home with new decks plus basement offers almost 4,000 square feet of living with FIVE large suites that offer the utmost privacy and comfort for everyone each with private full baths plus an extra full bath and a half on living levels. Enter the open living room with cathedral ceilings, gas fireplace, dining room, den and beautiful eat in chef appointed kitchen. Enjoy, relax and entertain on the 1st level of this home boasting an in-home large theater, vast wine cellar with space for seating to play cards, an equally noted humidor room to enjoy cigars or now a work out area and a full bar that features an enclosed aquarium if you wish and a spa shower. Suitable for large-scale entertaining or intimate warm and cozy gatherings with numerous and spacious nooks both inside and out. The Large wrap around front porch offer newer sliders and windows for wind and rain protection. Off street parking for several cars with room for a garage. Lounge in your enclosed back yard with built in kitchen and grill, great for outdoor dining with a private Jacuzzi, outside shower and room for a small pool. Tesla connection for charging, security system ,central vac and terra-cotta roof. While this beautiful gem is beach block and located in a very favorable flood zone it does not require flood insurance. However, flood insurance would be reasonable at an estimation of \$1,300 yearly if desired. Truly magnificent.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Curbs	See Remarks	Den/TV Room
	Deck		Dining Room
	Fenced Yard		Eat In Kitchen
	Outside Shower		Great Room
	Patio		In-Law Quarters
	Enclosed	Outside	Laundry/Utility Room
	Shower		Library/Study
			Recreation/Family
			Storage Attic
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Central Vacuum	6 Ft. or More	Head Gas-Natural
Carbon	Dishwasher	Room	Multi-Zoned
Detector	Disposal	Finished	

# Berger Realty

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Cathedral Ceiling  
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Full  
Heated  
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Outside Entrance  
Plumbing

Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



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