



**5702 Winchester Ave  
Ventnor, NJ 08406**

**Asking \$3,299,000.00**



**COMMENTS**

Gorgeous NEW CONSTRUCTION home in the PRESTIGIOUS Saint Leonard's Tract of Ventnor. Built by CUSTOM home builder Mark Gallagher - the quality of construction & attention to detail will be absolutely unmatched! MASSIVE lot size of 82' x 80' with BAY views. This GORGEOUS home will have an open concept layout, designer kitchen with Sub-Zero appliances, hardwood floors, 5.5 beautifully designed bathrooms, and 5 bedrooms. TOP QUALITY materials include Anderson 400 series windows, James Hardie board siding, large decks, 3-zone heating and air system, 3-stop elevator, and smart home system. This is an entertainer's home & will have a HUGE BACKYARD to enjoy. This is an incredible opportunity to own a LUXURY CUSTOM BUILDER'S HOME with no expenses spared. Just 2 blocks to the BEACH & boardwalk. Call today to customize this unique shore home! Home will be completed by Spring of 2025. ALSO INCLUDED OPTION FOR POOL.

**PROPERTY DETAILS**

|  |   |   |  |
|--|---|---|--|
| Exterior<br>Concrete<br>Fiber Cement Siding  | OutsideFeatures<br>Deck<br>Fenced Yard<br>Outside Shower<br>Patio<br>Porch<br>Sidewalks<br>Sprinkler System | ParkingGarage<br>Two Car  | OtherRooms<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Loft<br>Pantry<br>Primary BR on 1st floor<br>Recreation/Family<br>Storage Attic |
| InteriorFeatures<br>Carbon Monoxide Detector<br>Elevator<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer   | Basement<br>6 Ft. or More Head Room<br>Masonry Floor/Wall<br>Outside Entrance<br>Partially Finished<br>Slab | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned  |
| Cooling<br>Central   | HotWater<br>Gas   | Water<br>Public   | Sewer<br>Public Sewer  |

# Berger Realty

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