



**6302 Ventnor  
Ventnor, NJ 08406**

**Asking \$2,275,000.00**



**COMMENTS**

EXCEPTIONAL NEW CONSTRUCTION — COASTAL LUXURY LIVING!! Welcome to 3,000 square feet of thoughtfully designed living space, perfectly blending elegance, comfort, and functionality. This brand-new residence features 5 spacious bedrooms and 3.5 beautifully appointed baths, ideal for both growing families and those who love to entertain in style. The expansive primary suite is a true retreat, offering an oversized walk-in shower and a custom-designed walk-in closet with built-in organization. A luxurious residential elevator provides effortless access to all floors, enhancing everyday convenience. At the heart of the home is a chef's dream kitchen, outfitted with top-of-the-line Wolf and Sub-Zero appliances, custom cabinetry, sleek quartz countertops, and a wet bar with beverage cooler—perfect for hosting gatherings or enjoying quiet family nights. Step outside to your private outdoor oasis. Situated on a deep lot, the property boasts a custom heated Gunite inground pool, covered veranda, and beautifully landscaped grounds—creating a seamless indoor-outdoor lifestyle. Premium features include engineered hardwood floors throughout, Andersen windows and sliders, fiberglass/composite decking, a 3-zone gas heat and central AC system, tankless water heater, and a full landscape and irrigation package. All of this just two blocks from the beach, boardwalk, and vibrant local dining. With a 5-year tax abatement and exceptional attention to detail throughout, this home offers the rare opportunity to enjoy modern coastal luxury in a prime location.

**PROPERTY DETAILS**

|                       |                 |                    |                  |             |                      |             |  |
|-----------------------|-----------------|--------------------|------------------|-------------|----------------------|-------------|--|
| Exterior              | OutsideFeatures |                    | ParkingGarage    |             | OtherRooms           |             |  |
| Vinyl                 | Curbs           |                    | Attached Garage  |             | Dining Room          |             |  |
|                       | Deck            |                    | Auto Door Opener |             | Eat In Kitchen       |             |  |
|                       | Enclosed        | Outside            | One Car          |             | Laundry/Utility Room |             |  |
|                       | Shower          |                    |                  |             |                      |             |  |
|                       | Fenced Yard     |                    |                  |             |                      |             |  |
|                       | Pool-In Ground  |                    |                  |             |                      |             |  |
|                       | Sidewalks       |                    |                  |             |                      |             |  |
| InteriorFeatures      |                 | AppliancesIncluded |                  | Basement    |                      | Heating     |  |
| Carbon                | Monoxide        | Dishwasher         |                  | Crawl Space |                      | Forced Air  |  |
| Detector              |                 | Disposal           |                  |             |                      | Gas-Natural |  |
| Elevator              |                 | Dryer              |                  |             |                      | Multi-Zoned |  |
| Kitchen Center Island |                 | Gas Stove          |                  |             |                      |             |  |
| Smoke/Fire Alarm      |                 | Microwave          |                  |             |                      |             |  |
| Storage               |                 | Refrigerator       |                  |             |                      |             |  |

# Berger Realty

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