



**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
	Fenced Yard	One Car	Laundry/Utility Room
	Pool-In Ground		
	Sidewalks		
	Enclosed	Outside	
	Shower		
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

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Walk In Closet

Self Cleaning Oven  
Washer

Cooling  
Central  
Multi-Zoned

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tom@bergerrealty.com](mailto:tom@bergerrealty.com)

