



**21 Hart  
Ventnor, NJ 08406**

**Asking \$2,399,000.00**



#### COMMENTS

Newer construction extreme luxury and privacy. This waterfront retreat brags water views for miles. The oversized "Hart Estate" offers a northern Atlantic City skyline exposure with the most beautiful sunrises that Ventnor has to offer. The majestic colors of the sunset can also be seen along the bay for your further relaxation and enjoyment. A bird watching paradise! With almost 4800 square feet (if you include the ground floor), this is a waterfront beauty boasting five bedrooms, two of which are owner suites with en-suite bathrooms each with showers plus soaking tubs. One of the two primary suites is located on the 1st floor and the other is waterfront. There is also an office/den for extra space plus four full baths. Entertain in the custom chef's kitchen with granite counter tops and water views. Outdoor amenities include three separate decks (one heated) totaling over 800 square ft, a heated private indoor/outdoor swim spa, multiple spacious storage areas, outdoor kitchen area and entertainment cabana featuring a fireplace and large television, outdoor storage, outside shower, large garage, golf simulator, hammock swings, polywood outdoor furniture and off street parking for a total of four cars. 4 Blocks to Ski Beach. Call for water access information, more amenity information and a private tour. Survey and plans on file.

#### PROPERTY DETAILS

|                          |                    |               |                         |
|--------------------------|--------------------|---------------|-------------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Vinyl                    | Curbs              | One Car       | Den/TV Room             |
|                          | Deck               |               | Dining Area             |
|                          | Outside Shower     |               | Eat In Kitchen          |
|                          | Patio              |               | Great Room              |
|                          | Porch              |               | In-Law Quarters         |
|                          | Shed               |               | Laundry/Utility Room    |
|                          | Sidewalks          |               | Pantry                  |
|                          | Sprinkler System   |               | Recreation/Family       |
|                          | Whirlpool/Spa      |               | Primary BR on 1st floor |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded  | Heating                 |
| Bar                      | Burglar Alarm      | Blinds        | Gas-Natural             |
| Cathedral Ceiling        | Disposal           | See Remarks   | Multi-Zoned             |
| Carbon Monoxide Detector | Dishwasher         |               |                         |
| Kitchen Center Island    | Dryer              |               |                         |
| Security System          | Gas Stove          |               |                         |
| Storage                  | Microwave          |               |                         |
|                          | Refrigerator       |               |                         |

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Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Berger Realty Inc

109 E 55th St., Ocean City

Call: 609-399-4211

Email to: [wmb@bergerrealty.com](mailto:wmb@bergerrealty.com)

