



**101 Baton Rouge Ave  
Ventnor, NJ 08406**

**Asking \$2,499,000.00**



#### COMMENTS

OPEN HOUSE SAT/SUN 10-2 Stunning Corner Beach Block Property Ready for Immediate Occupancy!! New Construction! Completely Rebuilt from the Foundation Up!! Endless Views!!!  
 \*\*\*\*6 Bedrooms with 2 Primary Suites Extended Family Ready \*\*\*\*5 Full baths and a Hidden Powder room \*\*\*\*Ocean Views from 4 of 6 Bedrooms \*\*\*\* Finished Lower Level with Private entrance \*\*\*\*3 Decks all with Unending Ocean Views \*\*\*\* Custom Design Windows \*\*\*\*Hardwood Floors \*\*\*\*Enormous Quartz Counters with infinity sink waterfall \*\*\*\*Thor Appliance Package \*\*\*\*Custom Floating Staircase \*\*\*\* Open Floor Plan entertaining areas for the whole Family \*\*\*\*2 Driveways, 1 car Garage, and Exterior storage \*\*\*\*WIFI Switches/thermostats(Smart Home Ready) 5 Car Parking!!! Designed for Luxury Living Welcome to your dream home, a marvelous ocean view property that has been completely rebuilt and is awaiting its new owner. This exceptional residence, designed with unparalleled attention to detail and modern luxury. Architectural Marvel This brick-built masterpiece boasts four floors of expansive living space, offering the perfect blend of elegance and comfort. The property features four spacious balconies, each providing breathtaking views of the endless ocean. Imagine waking up to the soothing sounds of the waves and enjoying your morning coffee with a panoramic view of the serene seascape. Luxurious Interiors The home includes six beautifully appointed bedrooms, making it ideal for large families or those who love to entertain. Among these bedrooms are dual primary suites, each designed as a personal sanctuary with ample space, luxurious amenities, and stunning ocean views. In addition, the property offers 5.5 full bathrooms, each custom-tiled and equipped with modern fixtures that exude sophistication and style. Every inch of this home has been thoughtfully designed with high-quality materials and finishes. Hardwood floors run throughout the residence, adding warmth and elegance to every room. Custom tile bathrooms, accent walls, and a cozy fireplace create a welcoming and stylish environment. Modern Amenities This home is equipped with state-of-the-art LED lighting that not only illuminates the space beautifully but also contributes to energy efficiency. The gourmet kitchen is a chef's dream, featuring a 10'x5' island that provides ample workspace for meal preparation and casual dining. The addition of a coffee bar makes mornings a delight, offering a convenient and stylish space to prepare your favorite brews. Entertainment and Relaxation With its spacious living areas and modern amenities, this home is perfect for both entertaining guests and enjoying quiet moments of relaxation. The picturesque picture windows throughout the property frame the stunning ocean views, creating a tranquil and inspiring backdrop for daily life. The dual primary suites provide private retreats for rest and rejuvenation, while the three balconies offer the perfect spots for outdoor relaxation and entertainment. Prime Location Located in a coveted coastal area, this property offers not just a home, but a lifestyle. The proximity to the ocean provides endless opportunities for beach activities, water sports, and leisurely strolls along the

# Berger Realty

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beach and boardwalk. The vibrant local community offers a variety of dining, shopping, and entertainment options, ensuring that you have everything you need close to home. This completely rebuilt oceanfront property is a true gem, offering luxury, comfort, and style in every detail. Ready for occupancy in Spring 2025, this home is an opportunity not to be missed. Whether you are looking for a permanent residence or a vacation retreat, this property provides the perfect setting for creating lasting memories with family and friends.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Deck	One Car	Den/TV Room
Masonry/Block	Patio		Dining Area
See Remarks	Porch		In-Law Quarters
Stucco	Sprinkler System		Library/Study
Vinyl			Loft
			Recreation/Family
InteriorFeatures	AppliancesIncluded	Heating	Cooling
Bar	Dishwasher	Gas-Natural	Central
Kitchen Center Island	Disposal	Multi-Zoned	Multi-Zoned
Storage	Dryer		
	Gas Stove		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
HotWater	Water	Sewer	
Tankless-electric	Public	Public Sewer	



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