Asking \$4,995,000.00

6001 B Winchester Ventnor, NJ 08406













COMMENTS

Just what you have been waiting for... Bayfront with walkability to the Beach! New Construction single family bayfront home only 2 blocks to Ventnor\'s beaches & boardwalk. Over 4,200 square foot of living with 6 beds, 6 full baths. Elevated Gunite pool on deck level conveniently located directly off main living area with rear stair to grade level to access gangway with floating IPE dock, deep water boat slips & brand new composite bulkhead. Elevator to all levels, 2 car garage, kitchen with built in, paneled Thermador appliances, custom stainless hood, upgraded countertops & slab backsplash, pantry cabinet. Living room with Wet bar including beverage fridge & ice maker and 60\" direct vent linear fireplace with decorative surround. First floor full bed/bath or use as office or den. Decks off front & rear on 2 levels & third floor bayfront deck to capture the sunsets. 2nd floor 4 suites all with deck access & full sized laundry room. 3rd floor dedicated to the Primary with midnight bar with beverage fridge, large WIC, expansive en-suite with radiant heat flooring, steam shower, dual vanities, makeup area, private water closet, large primary bedroom with sitting area and deck overlooking the bay. 3 Hvac system, 2 tankless hot water heaters, custom color hardie lap siding color, mahogany porch ceilings, engineered hardwood flooring throughout, designer tile & lighting. Irrigation, landscaping & outdoor shower. Prewired for alarm and cameras, audio & cable, CAT6, speakers in main areas, solid wood staircase with decorative rail system. Large ground floor cabana/bonus room for entertaining. Built by custom home builder, Piraino Builders. Anticipated completion is MID SUMMER 2025.

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|---------------------------------|---|--------------------------|---|
| Exterior Asphalt | OutsideFeatures Boat Slip | ParkingGarage Two Car | InteriorFeatures Bar |
| Fiber Cement Siding Stone | Board Cabana Deck Enclosed Outsid Shower Fenced Yard Handicap Access Outside Shower Patio Pool-In Ground Sidewalks Sprinkler System | | Carbon Monoxide Detector Elevator Kitchen Center Island Smoke/Fire Alarm Walk In Closet |
| | | | |

AppliancesIncluded Heating Cooling HotWater
Dishwasher Forced Air Ceiling Fan(s) Tankless-gas





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



info@bergerrealty.com

output

Description:

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Disposal
Dryer
Gas Stove
Microwave
Refrigerator
Washer

Central Multi-Zoned

Water Sewer
Public Public Sewer



Ask for David P. Hadtke, Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: dph@bergerrealty.com

