



**1 Austin Ave, Unit B  
Ventnor, NJ 08406**

**Asking \$1,200,000.00**



**COMMENTS**

Luxury Coastal Townhome with Ocean & Bay Views – Fully Upgraded Designer Interiors An extraordinary modern townhome just steps from the beach in beautiful Ventnor. This meticulously upgraded residence seamlessly combines high-end finishes, thoughtful design, and exceptional outdoor spaces with ocean and bay views that capture breathtaking sunsets. Step through the contemporary front door with sidelight into a bright, welcoming foyer. A large coat and shoe closet with upgraded wood shelving and matte black hardware provides practical elegance. Throughout the home, solid wood doors and modern matte black details elevate every space. The stunning chef's kitchen showcases a quartz waterfall island with built-in microwave and concealed trash bins, quartz countertops and a seamless full-height quartz backsplash—no grout, no fuss. Premium LG stainless steel appliances include a 4-burner stove with griddle, counter-depth refrigerator, dishwasher, and microwave. A custom bar area with glass cabinets, floating shelves, and a stainless dual-zone wine fridge makes entertaining effortless. Enjoy designer lighting throughout—Palecek pendants over the island, a statement chandelier in the dining area, and ambient under-cabinet lighting with timer controls. Relax in the open-concept living space featuring a sleek electric linear fireplace and upgraded window treatments. Three decks—including a spectacular top deck with ocean and bay views—offer plenty of outdoor space for dining, entertaining, or simply enjoying the breeze. A rear covered patio, outdoor shower, and water hookups add convenience. Retreat to the serene primary suite with blackout designer shades, a walk-in closet with custom wood shelving, and a spa-like bathroom boasting upgraded tile, dual designer mirrors, and luxury lighting. Guest bedrooms feature upgraded ceiling fans, modern blinds, and built-in closet systems. Bathrooms throughout showcase designer vanities, upgraded tile, and high-end fixtures. An upgraded laundry room includes GE high-efficiency smart washer and dryer, built-in cabinetry, a utility sink, and additional storage. Enjoy zoned climate control with two HVAC units, upgraded dimmers and screwless outlet covers, and smart storage solutions at every turn. Additional Features Garage plus covered parking Outdoor shower Storage unit 3 years remaining on tax abatement Modern window treatments throughout Beautiful modern baseboards and paint palette This remarkable property is the perfect blend of modern luxury and coastal living. Don't miss this opportunity to own one of Ventnor's finest homes, perfectly positioned for sunsets over the bay and ocean breezes all year round.

**PROPERTY DETAILS**

|                 |                 |                  |                    |
|-----------------|-----------------|------------------|--------------------|
| OutsideFeatures | ParkingGarage   | InteriorFeatures | AppliancesIncluded |
| Deck            | Attached Garage | Walk In Closet   | Burglar Alarm      |
| Outside Shower  | One Car         |                  | Dishwasher         |
| Patio           |                 |                  | Disposal           |
|                 |                 |                  | Refrigerator       |

# Berger Realty

• Since 1928 •



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

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



Heating  
Forced Air  
Gas-Natural

Cooling  
Ceiling Fan(s)

HotWater  
Gas

Self Cleaning Oven  
Washer

Water  
Public

Sewer  
Public Sewer



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [bk@bergerrealty.com](mailto:bk@bergerrealty.com)

