



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

Asking \$1,150,000.00



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
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ 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 Michael Wallitsch
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: mow@bergerrealty.com

