



21 Hart
Ventnor, NJ 08406

Asking \$1,999,900.00



COMMENTS

Newer construction started in 2023. Extreme luxury and privacy. This waterfront retreat has water views for miles and the only views of its kind. 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		Primary BR on 1st floor
	Whirlpool/Spa		Recreation/Family
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Bar	Burglar Alarm	Blinds	Gas-Natural
Carbon Monoxide	Dishwasher	See Remarks	Multi-Zoned
Detector	Disposal		
Cathedral Ceiling	Dryer		
Kitchen Center Island	Gas Stove		
Security System	Microwave		
Smoke/Fire Alarm	Refrigerator		

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Storage
Walk In Closet

Self Cleaning Oven
Washer

Cooling
Ceiling Fan(s)
Central
Multi-Zoned

HotWater
Tankless-gas

Water
Public

Sewer
Public Sewer



Ask for Graham Ginn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: gmg@bergerrealty.com
<https://www.ocnj.com>

