



**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		Recreation/Family
	Whirlpool/Spa		Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Bar	Burglar Alarm	Blinds	Gas-Natural
Cathedral Ceiling	Disposal	See Remarks	Multi-Zoned
Carbon Monoxide Detector	Dishwasher		
Kitchen Center Island	Dryer		
Security System	Gas Stove		
Storage	Microwave		
	Refrigerator		

# Berger Realty

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