



**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

• Since 1928 •



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



Smoke/Fire Alarm  
Walk In Closet

Self Cleaning Oven  
Washer

Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for Michelle Benson  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [mb@bergerrealty.com](mailto:mb@bergerrealty.com)

