



**2 Hart**  
**Ventnor, NJ 08406**

**Asking \$1,699,900.00**



#### COMMENTS

Located on a corner half-acre lot on one of Ventnor City's most desirable bayfront streets, this 5-bedroom, 4-bathroom home offers a well-designed living space. A vaulted foyer and residential elevator provide a grand and convenient entry. The first floor includes a flexible living area that can function as a second living room or optional fifth bedroom, with access to a side patio and bay views, plus a guest bedroom and full bathroom. The main level features a spacious living room that opens to a large balcony overlooking the bay, with a gas fireplace connecting the living and dining areas. The kitchen is outfitted with high-end appliances and a wet bar with a beverage fridge and built-in cabinetry. Two more bedrooms, two full bathrooms, and a laundry room with built-ins complete this level. The top floor is dedicated to the primary suite, which includes a sitting area, wet bar, two walk-in closets, a luxurious bathroom with soaking tub, and a private balcony with sweeping water views. Dual garages fit full-size SUVs with room for storage, and a driveway provides additional parking for three vehicles. This home offers bay views, flexible space, and a layout built for comfortable coastal living.

#### PROPERTY DETAILS

|                       |                    |               |                         |
|-----------------------|--------------------|---------------|-------------------------|
| Exterior              | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Stucco                | Curbs              | Two Car       | Den/TV Room             |
|                       | Deck               |               | Dining Area             |
|                       | Porch              |               | Eat In Kitchen          |
|                       | Sidewalks          |               | Great Room              |
|                       |                    |               | Laundry/Utility Room    |
|                       |                    |               | Primary BR on 1st floor |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded  | Basement                |
| Bar                   | Dishwasher         | Blinds        | Crawl Space             |
| Elevator              | Disposal           |               |                         |
| Kitchen Center Island | Dryer              |               |                         |
| Smoke/Fire Alarm      | Gas Stove          |               |                         |
| Storage               | Microwave          |               |                         |
| Walk In Closet        | Refrigerator       |               |                         |
|                       | Self Cleaning Oven |               |                         |
|                       | Washer             |               |                         |
| Heating               | Cooling            | HotWater      | Water                   |
| Forced Air            | Ceiling Fan(s)     | Gas           | Public                  |
| Gas-Natural           | Central            |               |                         |

# Berger Realty

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