



**101 Baton Rouge
Ventnor, NJ 08406**

Asking \$2,250,000.00



COMMENTS

Experience the best of coastal living in this like-new beach-block home! Completely renovated down to the studs and rebuilt, this property blends the charm of a timeless shore retreat with the comfort of modern design. Featuring 6 bedrooms, 5.5 baths, and two primary suites, it's perfect for family living, entertaining, or investment. Just steps from the sand, the home offers unobstructed ocean views and breezy outdoor living from its 1,000 sq. ft. of decks and porches. Inside, enjoy 4,200 sq. ft. of open and light-filled living space, highlighted by a dramatic floating custom staircase, expansive gathering areas, and ample storage for all your beach essentials. Plus, there's Wi-Fi smart switches, a Sprinkler system, Landscape lights, an Exterior shower, and a Hidden powder room. Practicality meets luxury with two driveways accommodating 6 cars, plus a one-car garage, a rare convenience on the beach block. Every detail has been crafted for flexibility, whether you're envisioning a luxury summer escape, a full-time coastal residence, or a profitable Airbnb rental. Centrally located, this property places you minutes from the best of Ventnor, Margate, and Atlantic City's dining, shopping, and entertainment. A fully renovated beach-block property—like new construction—where ocean views, modern amenities, and coastal charm align perfectly. And because this is not new construction, you'll also enjoy significantly lower property taxes compared to brand-new builds on the beach block, making this both a luxurious and smart investment."

PROPERTY DETAILS

Exterior		OutsideFeatures		ParkingGarage		OtherRooms
Asphalt		Deck		One Car		Breakfast Nook
Stucco		Patio				Dining Room
		Porch				In-Law Quarters
						Laundry/Utility Room
						Recreation/Family
InteriorFeatures		AppliancesIncluded		AlsoIncluded		Basement
Bar		Disposal		See Remarks		Finished
Carbon Monoxide Detector		Dishwasher				
Storage		Dryer				
Smoke/Fire Alarm		Gas Stove				
		Microwave				
		Refrigerator				
		Self Cleaning Oven				
		Washer				

Berger Realty

• Since 1928 •



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



Heating
Forced Air
Gas-Natural
Multi-Zoned

Cooling
Ceiling Fan(s)
Central
Multi-Zoned

HotWater
Electric
Gas

Water
Public

Sewer
Public Sewer



Ask for Barbara Varacalli
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: bav@bergerrealty.com

