



**101 Baton Rouge  
Ventnor, NJ 08406**

**Asking \$2,350,000.00**



**COMMENTS**

Old world beach block charm meets new world modern amenities! This stunning 6-bedroom, with 2 primary bedrooms, and 5.5 baths, is Ideal for siblings sharing a beach house with their families. It offers the perfect blend of timeless character and modern coastal living. Just steps from the sand, the home sits on a coveted beach-block lot with unobstructed ocean views, capturing both sunrise beauty and salty breezes from multiple vantage points. Plus, there's a floating custom staircase and lots of outdoor storage. Originally built in 1910, the home has been thoughtfully updated to provide all the conveniences of today while preserving its architectural charm. Expansive living areas make it ideal for entertaining, multi-generational living, or as a profitable rental investment. With 4,200 sqft of living space and 1000 sqft of outdoor deck/porch space, two driveways to accommodate 6 cars off-street parking, and a one-car garage, there's ample room for family, friends, and guests. Whether you envision a luxurious summer retreat, a year-round coastal home, or a high-demand Airbnb opportunity, this property delivers flexibility and an unmatched location that is centered, allowing easy access to all of Margate, Ventnor, and Atlantic City amenities. Don't miss your chance to own one of Ventnor City's most desirable beach-block properties—where history, luxury, and ocean views come together in perfect harmony.

**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                      | Dishwasher         | See Remarks   | Finished             |
| Carbon Monoxide Detector | Disposal           |               |                      |
| Smoke/Fire Alarm         | Dryer              |               |                      |
| Storage                  | Gas Stove          |               |                      |
|                          | Microwave          |               |                      |
|                          | Refrigerator       |               |                      |
|                          | Self Cleaning Oven |               |                      |
|                          | Washer             |               |                      |
| Heating                  | Cooling            | HotWater      | Water                |

# Berger Realty

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