



**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                      |  | Dishwasher         |  | See Remarks   |  | Finished             |
| Carbon Monoxide Detector |  | Disposal           |  |               |  |                      |
| Smoke/Fire Alarm         |  | Dryer              |  |               |  |                      |
| Storage                  |  | 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](mailto: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 Joyce McMahon  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jmm@bergerrealty.com](mailto:jmm@bergerrealty.com)

