



**101 Baton Rouge
Ventnor, NJ 08406**

Asking \$2,350,000.00



COMMENTS

Experience the best of coastal living in this newly built beach-block home! Designed to capture the charm of a timeless shore retreat while delivering modern comfort, this 6-bedroom, 5.5-bath residence (with two primary suites) is 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, you'll find 4,200 sq. ft. of open and light-filled living space, highlighted by a dramatic floating custom staircase, expansive gathering areas, and smartly designed storage for all your beach gear. 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 brand-new build in one of Ventnor City's most desirable locations—where ocean views, modern amenities, and beach block living align perfectly.

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 Dryer		
Smoke/Fire Alarm	Gas Stove		
Storage	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Electric	Public
Gas-Natural	Central	Gas	

Berger Realty

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Multi-Zoned

Multi-Zoned

Sewer
Public Sewer



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