



**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  | Dishwasher         |               |                      |
| Detector         | Dryer              |               |                      |
| Storage          | Gas Stove          |               |                      |
| Smoke/Fire Alarm | Microwave          |               |                      |
|                  | Refrigerator       |               |                      |
|                  | Self Cleaning Oven |               |                      |
|                  | Washer             |               |                      |

# Berger Realty

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