



**5505 Atlantic**  
**Ventnor, NJ 08406**

**Asking \$4,499,000.00**



SJSRMLS

#### COMMENTS

THIS ONE-OF-A-KIND ST. LEONARD'S TRACT NEW CONSTRUCTION HAS IT ALL-- including some of the BEST OCEAN VIEWS you will ever see! AND... it's now furnished and completely TURN-KEY!! This gorgeous masterpiece is situated right across from the BEACH/BOARDWALK/TENNIS COURTS/PICKLEBALL COURTS & PLAYGROUND with stunning OCEAN VIEWS from every floor! Featuring a massive, oversized 60'\x125' lot size and TWO-CAR ATTACHED GARAGE plus parking for at least 4 more cars! Wow! All 3 floors boast large expansive decks with Mahogany ceilings. This beauty has seven bedrooms, den/indoor pool hang-out space, six full baths, high-end designer finishes, beautiful hardwood floors, custom woodwork throughout & 4-STOP ELEVATOR! You won't believe all of these details! Gourmet kitchen w/ 48" stove and 48" refrigerator/freezer, GE Monogram appliances, lots of custom cabinets, bar area and large center-island. OPEN LIVING SPACE that's sure hard to find at the shore! The magnificent backyard is an absolute DREAM featuring a BRAND NEW OUTDOOR KITCHEN, large 30'+ in-ground gunite pool, spa and waterfall plus enough space for huge, lavish parties or secluded comfort away from any noise! Private, third floor master-suite w/ his and hers walk-in closets and over-sized master bath w/ standing shower & soaking tub. Smart home features, James Hardie siding, lots of storage, full laundry room and an endless list of features. Walk to everything the North Beach district has to offer including the movie theatre and some of the best restaurants around! You don't want to miss this BEAUTY!!!

#### PROPERTY DETAILS

|                    |                    |                     |                         |
|--------------------|--------------------|---------------------|-------------------------|
| Exterior           | OutsideFeatures    | ParkingGarage       | OtherRooms              |
| Fiber Cement Board | Curbs              | Attached Garage     | Den/TV Room             |
| Siding             | Deck               | Auto Door Opener    | Dining Area             |
| Stone              | Enclosed           | Outside See Remarks | Eat In Kitchen          |
| Vinyl              | Shower             | Two Car             | Great Room              |
|                    | Fenced Yard        |                     | In-Law Quarters         |
|                    | Outside Shower     |                     | Laundry/Utility Room    |
|                    | Patio              |                     | Pantry                  |
|                    | Pool-In Ground     |                     | Primary BR on 1st floor |
|                    | Porch              |                     | Recreation/Family       |
|                    | Sidewalks          |                     |                         |
|                    | Sprinkler System   |                     |                         |
|                    | Whirlpool/Spa      |                     |                         |
| InteriorFeatures   | AppliancesIncluded | Basement            | Heating                 |
| Bar                | Dishwasher         | Crawl Space         | Forced Air              |

# Berger Realty

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|                       |                            |        |                            |
|-----------------------|----------------------------|--------|----------------------------|
| Carbon<br>Detector    | Monoxide Disposal<br>Dryer |        | Gas-Natural<br>Multi-Zoned |
| Cathedral Ceiling     | Gas Stove                  |        |                            |
| Elevator              | Microwave                  |        |                            |
| Kitchen Center Island | Refrigerator               |        |                            |
| Smoke/Fire Alarm      | Self Cleaning Oven         |        |                            |
| Storage               | Washer                     |        |                            |
| Walk In Closet        |                            |        |                            |
| Cooling               | HotWater                   | Water  | Sewer                      |
| Ceiling Fan(s)        | Gas                        | Public | Public Sewer               |
| Central               | Tankless-gas               |        |                            |
| Multi-Zoned           |                            |        |                            |



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