



**6114 Calvert**  
**Ventnor, NJ 08406**

**Asking \$1,300,000.00**



**COMMENTS**

Bayfront bliss. Welcome to your dream Bayfront retreat in Ventnor, a rare opportunity to own a fully compliant, turn-key waterfront home with dramatic water views from nearly every room. This professionally decorated and designed 3-bedroom, 2-bath home offers a perfect balance of modern amenities, low-maintenance living, and unbeatable outdoor space. The open-concept interior features a creative layout designed to capture the views and natural light. The primary suite impresses with a cozy fireplace, private lounge area, and panoramic southern exposure over the bay. Step outside to a thoughtfully designed waterfront deck, ideal for dining or relaxing. A retractable awning with side curtains extends your living space and creates a shaded retreat -- perfect for use 9 months of the year. Boaters and water lovers will appreciate the state-of-the-art dock, bulkhead, and decking, all fully approved. The flexible dock configuration can accommodate a large boat, two smaller boats, or a boat and jet skis -- customize it to suite your lifestyle. The protected cove-like setting provides plenty of slow-moving water, making it ideal for docking a boat, swimming, kayaking, jet skiing, or simply lounging by the water. Modern kitchen, bathrooms, and flooring. Low-maintenance exterior, well crafted custom exterior shower, walkable to beach, local restaurants and shopping. Only a short boat ride to top waterfront dining in Margate and Atlantic City. This is more than a home -- it's a lifestyle. Whether you're seeking a serene escape or a vibrant waterfront experience, this property checks every box.

**PROPERTY DETAILS**

|                  |  |                    |  |               |  |                    |  |
|------------------|--|--------------------|--|---------------|--|--------------------|--|
| Exterior         |  | OutsideFeatures    |  | ParkingGarage |  | OtherRooms         |  |
| Vinyl            |  | Boat Slip          |  | None          |  | Den/TV Room        |  |
|                  |  | Curbs              |  |               |  | Dining Area        |  |
|                  |  | Deck               |  |               |  |                    |  |
|                  |  | Outside Shower     |  |               |  |                    |  |
|                  |  | Paved Road         |  |               |  |                    |  |
|                  |  | Shed               |  |               |  |                    |  |
|                  |  | Sidewalks          |  |               |  |                    |  |
| InteriorFeatures |  | AppliancesIncluded |  | AlsoIncluded  |  | Basement           |  |
| Carbon Monoxide  |  | Dishwasher         |  | Blinds        |  | 6 Ft. or More Head |  |
| Detector         |  | Disposal           |  |               |  | Room               |  |
|                  |  | Dryer              |  |               |  | Unfinished         |  |
|                  |  | Gas Stove          |  |               |  |                    |  |
| Heating          |  | Cooling            |  | HotWater      |  | Water              |  |
| Forced Air       |  | Central            |  | Electric      |  | Public             |  |

# Berger Realty

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Gas-Natural

Electric

Sewer

Public Sewer



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