



**101 Baton Rouge
Ventnor, NJ 08402**

Asking \$2,200,000.00



COMMENTS

Step into a world of refined coastal living at this like-new beach-block retreat offering uninterrupted ocean views and an exceptional level of luxury. Thoughtfully redesigned from the inside out, this 6-bedroom, 5.5-bath residence—including two private primary suites—delivers a rare blend of sophistication, comfort, and versatility. Just a few homes from the beach, the property showcases expansive decks and porches, perfect for taking in the sea breeze and panoramic ocean views. Inside, the home features 4,200 sq. ft. of beautifully crafted living space, highlighted by a striking custom floating staircase, generous entertaining areas, and abundant storage tailored to coastal living. Modern conveniences elevate the experience, including Wi-Fi smart switches, a full sprinkler system, landscape lighting, an outdoor shower, and a cleverly concealed powder room. A premium advantage on the beach block, the home offers two driveways accommodating six vehicles plus a one-car garage. Positioned close to the boardwalk, best dining, shopping, and nightlife in Ventnor, Margate, and Atlantic City. This is a rare opportunity to own an exclusive coastal residence where ocean views, elevated design, and premier amenities come together effortlessly.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Patio Porch	ParkingGarage One Car	OtherRooms Breakfast Nook Dining Room In-Law Quarters Laundry/Utility Room Recreation/Family
InteriorFeatures Bar Kitchen Center Island Storage	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Finished	Heating Forced Air Gas-Natural
Cooling Ceiling Fan(s) Central	Water Public	Sewer Public Sewer	

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Ask for John Clarke
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jwc@bergerrealty.com

