



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

# Berger Realty

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