

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



21 Hart, Ventnor, NJ, 08406

Price \$1,999,900.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 12            |
| Bedrooms     | 5             |
| Baths Full   | 4             |
| Baths Half   | 0             |
| Year Built   | 2023          |
| Type         | Single Family |
| Block Number | 406.01        |
| Listing #    | 598659        |
| Taxes        | 21071.00      |

## COMMENTS

*Newer construction started in 2023. Extreme luxury and privacy. This waterfront retreat has water views for miles and the only views of its kind. The oversized "Hart Estate" offers a northern Atlantic City skyline exposure with the most beautiful sunrises that Ventnor has to offer. The majestic colors of the sunset can also be seen along the bay for your further relaxa...*

## PROPERTY FEATURES

|                                                                                                                                                                          |                                                                                                                                                  |                                       |                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                                        | OutsideFeatures<br>Curbs<br>Deck<br>Outside Shower<br>Patio<br>Porch<br>Shed<br>Sidewalks<br>Sprinkler System<br>Whirlpool/Spa                   | ParkingGarage<br>One Car              | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>In-Law Quarters<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor<br>Recreation/Family |
| InteriorFeatures<br>Bar<br>Carbon Monoxide<br>Detector<br>Cathedral Ceiling<br>Kitchen Center Island<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Burglar Alarm<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>See Remarks | Heating<br>Gas-Natural<br>Multi-Zoned                                                                                                                                         |
| Cooling<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned                                                                                                                      | HotWater<br>Tankless-gas                                                                                                                         | Water<br>Public                       | Sewer<br>Public Sewer                                                                                                                                                         |

## CONTACT

Ask for James Monteleone

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