



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



101 Baton Rouge, Ventnor, NJ, 08406

Price \$2,250,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 15            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 1             |
| Year Built   | 1910          |
| Type         | Single Family |
| Block Number | 2             |
| Listing #    | 599829        |
| Taxes        | 13993.00      |

#### COMMENTS

*Experience the best of coastal living in this like-new beach-block home! Completely renovated down to the studs and rebuilt, this property blends the charm of a timeless shore retreat with the comfort of modern design. Featuring 6 bedrooms, 5.5 baths, and two primary suites, it's perfect for family living, entertaining, or investment. Just steps from the sand, the home ...*

#### PROPERTY FEATURES

|                                                                                       |                                                                                                                                 |                             |                                                                                                             |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior<br>Asphalt<br>Stucco                                                         | 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>Carbon Monoxide<br>Detector<br>Storage<br>Smoke/Fire Alarm | AppliancesIncluded<br>Disposal<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>See Remarks | Basement<br>Finished                                                                                        |
| Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned                                   | Cooling<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned                                                                             | HotWater<br>Electric<br>Gas | Water<br>Public                                                                                             |
| Sewer<br>Public Sewer                                                                 |                                                                                                                                 |                             |                                                                                                             |

#### CONTACT

Ask for Frank Shoemaker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Scan to see Property page.



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