



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



5505 Atlantic, Ventnor, NJ, 08406

Price \$4,499,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 18            |
| Bedrooms     | 7             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   | 2024          |
| Type         | Single Family |
| Block Number | 58            |
| Listing #    | 599838        |
| Taxes        | 10659.00      |

#### COMMENTS

**THIS ONE-OF-A-KIND ST. LEONARD'S TRACT NEW CONSTRUCTION HAS IT ALL-- including some of the BEST OCEAN VIEWS you will ever see! AND... it's now furnished and completely TURN-KEY!! This gorgeous masterpiece is situated right across from the BEACH/BOARDWALK/TENNIS COURTS/PICKLEBALL COURTS & PLAYGROUND with stunning OCEAN VIEWS from every floor! Featuring a massive, oversize...**

#### PROPERTY FEATURES

|                       |                    |                  |                         |
|-----------------------|--------------------|------------------|-------------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms              |
| Fiber Cement Board    | Curbs              | Attached Garage  | Den/TV Room             |
| Siding                | Deck               | Auto Door Opener | Dining Area             |
| Stone                 | Enclosed Outside   | See Remarks      | Eat In Kitchen          |
| Vinyl                 | Shower             | Two Car          | Great Room              |
|                       | Fenced Yard        |                  | In-Law Quarters         |
|                       | Outside Shower     |                  | Laundry/Utility Room    |
|                       | Patio              |                  | Pantry                  |
|                       | Pool-In Ground     |                  | Primary BR on 1st floor |
|                       | Porch              |                  | Recreation/Family       |
|                       | Sidewalks          |                  |                         |
|                       | Sprinkler System   |                  |                         |
|                       | Whirlpool/Spa      |                  |                         |
| InteriorFeatures      | AppliancesIncluded | Basement         | Heating                 |
| Bar                   | Dishwasher         | Crawl Space      | Forced Air              |
| Carbon Monoxide       | Disposal           |                  | Gas-Natural             |
| Detector              | Dryer              |                  | Multi-Zoned             |
| Cathedral Ceiling     | Gas Stove          |                  |                         |
| Elevator              | Microwave          |                  |                         |
| Kitchen Center Island | Refrigerator       |                  |                         |
| Smoke/Fire Alarm      | Self Cleaning Oven |                  |                         |
| Storage               | Washer             |                  |                         |
| Walk In Closet        |                    |                  |                         |
| Cooling               | HotWater           | Water            | Sewer                   |
| Ceiling Fan(s)        | Gas                | Public           | Public Sewer            |
| Central               | Tankless-gas       |                  |                         |
| Multi-Zoned           |                    |                  |                         |

#### CONTACT



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



5505 Atlantic, Ventnor, NJ, 08406

Price \$4,499,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 18            |
| Bedrooms     | 7             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   | 2024          |
| Type         | Single Family |
| Block Number | 58            |
| Listing #    | 599838        |
| Taxes        | 10659.00      |

#### COMMENTS

**THIS ONE-OF-A-KIND ST. LEONARD'S TRACT NEW CONSTRUCTION HAS IT ALL-- including some of the BEST OCEAN VIEWS you will ever see! AND... it's now furnished and completely TURN-KEY!! This gorgeous masterpiece is situated right across from the BEACH/BOARDWALK/TENNIS COURTS/PICKLEBALL COURTS & PLAYGROUND with stunning OCEAN VIEWS from every floor! Featuring a massive, oversize...**

#### PROPERTY FEATURES

|                       |                    |                  |                         |
|-----------------------|--------------------|------------------|-------------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms              |
| Fiber Cement Board    | Curbs              | Attached Garage  | Den/TV Room             |
| Siding                | Deck               | Auto Door Opener | Dining Area             |
| Stone                 | Enclosed Outside   | See Remarks      | Eat In Kitchen          |
| Vinyl                 | Shower             | Two Car          | Great Room              |
|                       | Fenced Yard        |                  | In-Law Quarters         |
|                       | Outside Shower     |                  | Laundry/Utility Room    |
|                       | Patio              |                  | Pantry                  |
|                       | Pool-In Ground     |                  | Primary BR on 1st floor |
|                       | Porch              |                  | Recreation/Family       |
|                       | Sidewalks          |                  |                         |
|                       | Sprinkler System   |                  |                         |
|                       | Whirlpool/Spa      |                  |                         |
| InteriorFeatures      | AppliancesIncluded | Basement         | Heating                 |
| Bar                   | Dishwasher         | Crawl Space      | Forced Air              |
| Carbon Monoxide       | Disposal           |                  | Gas-Natural             |
| Detector              | Dryer              |                  | Multi-Zoned             |
| Cathedral Ceiling     | Gas Stove          |                  |                         |
| Elevator              | Microwave          |                  |                         |
| Kitchen Center Island | Refrigerator       |                  |                         |
| Smoke/Fire Alarm      | Self Cleaning Oven |                  |                         |
| Storage               | Washer             |                  |                         |
| Walk In Closet        |                    |                  |                         |
| Cooling               | HotWater           | Water            | Sewer                   |
| Ceiling Fan(s)        | Gas                | Public           | Public Sewer            |
| Central               | Tankless-gas       |                  |                         |
| Multi-Zoned           |                    |                  |                         |

#### CONTACT



**Ask for David P. Hadtke,  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-412-6592  
Email to: [dph@bergerrealty.com](mailto:dph@bergerrealty.com)**

Scan to see Property page.



**Ask for David P. Hadtke,  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-412-6592  
Email to: [dph@bergerrealty.com](mailto:dph@bergerrealty.com)**

Scan to see Property page.

