



**802 Harvard  
Ventnor, NJ 08406**

**Asking \$3,300,000.00**



**COMMENTS**

Welcome to the Ventnor Bayfront home you've been waiting for! This unique property offers 100 feet of prime bay frontage along the tranquil Intracoastal Waterway. Living at the shore is amazing, but living on the waterfront is truly unmatched. As you step into the first floor, you're greeted by a spacious open layout with sweeping water views from every angle. Perfect for entertaining, the large eat-in kitchen features beautiful wood grain cabinets, stainless steel appliances, and granite countertops. The expansive family room offers plenty of space for all to gather. Hardwood floors run throughout the first floor, which also includes a generous bedroom and a full bathroom. The second floor boasts five bedrooms, one bonus room, and three full bathrooms. Three of the bedrooms offer breathtaking water views and access to the second-floor deck, complete with high vaulted ceilings. The primary bedroom is a true retreat, featuring two walk-in closets, a full en-suite bathroom, and a layout designed so your bed faces the water, providing stunning sunset views. The bonus room, currently used as a gym, could easily be converted into a bedroom or office space. The remaining four bedrooms on this floor are spacious and perfect for family living. Now, for the main event! The rear of the home opens up to direct bayfront access with a deck stretching the entire length of the property, offering sweeping views of the water to the southwest. The sunset views are simply breathtaking year-round. Walking down off the deck, you'll access the EZ Dock system, which includes four boat slips and one jet ski port—perfect for boating enthusiasts. The boat slips can accommodate up to a 40-foot boat. During the summer, the waterway behind the home becomes a warm and safe haven for water activities like paddle boarding, swimming, or simply lounging with family and friends. Bayfront homes like this are rare, and this one won't last long. We look forward to seeing you on the water!

**PROPERTY DETAILS**

| Exterior | OutsideFeatures | ParkingGarage     | OtherRooms           |
|----------|-----------------|-------------------|----------------------|
| Vinyl    | Patio           | Garage            | Living Room          |
|          | Deck            | 2 Car             | Dining Room          |
|          | Porch           | Attached          | Kitchen              |
|          | Dock            | Concrete Driveway | Den/TV Room          |
|          | Bulkhead        |                   | Recreation/Family    |
|          | Sidewalks       |                   | Eat-In-Kitchen       |
|          | Boat Slips      |                   | Dining Area          |
|          |                 |                   | Laundry/Utility Room |
|          |                 |                   | Library/Study        |
|          |                 |                   | Storage Attic        |
|          |                 |                   | In-Law Quarters      |

# Berger Realty

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|                       |                           |                   |             |
|-----------------------|---------------------------|-------------------|-------------|
| InteriorFeatures      | AppliancesIncluded        | AlsoIncluded      | Basement    |
| Cathedral Ceilings    | Range                     | Drapes            | Crawl Space |
| Fireplace- Gas        | Oven                      | Curtains          |             |
| Wood Flooring         | Refrigerator              | Shades            |             |
| Security System       | Washer                    | Blinds            |             |
| Walk in Closet        | Dryer                     | Rugs              |             |
| Tile Flooring         | Dishwasher                | Furniture         |             |
| Kitchen Island        | Disposal                  | Partial Furniture |             |
| Beverage Refrigerator | Burglar Alarm             | Window Treatments |             |
|                       | Smoke/Fire Detector       |                   |             |
|                       | Stove Electric            |                   |             |
|                       | Stainless steel appliance |                   |             |
| Heating               | Cooling                   | HotWater          | Water       |
| Gas Natural           | Central Air Condition     | Gas- Natural      | City        |
| Forced Air            | Ceiling Fan               |                   |             |
|                       | Multi Zoned               |                   |             |
| Sewer                 |                           |                   |             |
| City                  |                           |                   |             |



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