



**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

Since 1928



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



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			



Ask for Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: gmg@bergerrealty.com  
<https://www.ocnj.com>

