

**5505 Atlantic
Ventnor, NJ 08406**

Asking \$3,895,000.00



COMMENTS

Please join us this weekend for an OPEN HOUSE SUNDAY JULY 14TH 10AM-12pm!
 THIS ONE-OF-A-KIND ST. LEONARD'S TRACT NEW CONSTRUCTION WILL HAVE IT ALL--
 INCLUDING SOME OF THE NICEST OCEANVIEWS YOU WILL EVER SEE! This gorgeous
 masterpiece by J&J Construction is situated right across from the
 BEACH/BOARDWALK/TENNIS COURTS/PICKLEBALL COURTS & PLAYGROUND with
 stunning OCEAN VIEWS from every floor! Featuring a massive, oversized 60'x125' lot size and
 TWO-CAR ATTACHED GARAGE plus parking for at least 4 more cars! Wow! All 3 floors boast
 large expansive decks with Mahogany ceilings. This beauty will feature seven bedrooms,
 den/indoor pool hang-out space, six full baths, high-end designer finishes, beautiful hardwood
 floors, custom woodwork throughout & 4-STOP ELEVATOR! You won't believe all of these
 details! Gourmet kitchen w/ 48" stove and 48" refrigerator/freezer, GE Monogram appliances,
 lots of custom cabinets, bar area and large center-island. OPEN LIVING SPACE that's sure
 hard to find at the shore! The magnificent backyard will be an absolute DREAM featuring a large
 30'+ in-ground gunite pool, spa and waterfall plus enough space for huge, lavish parties or
 secluded comfort away from the noise! Private, third floor master-suite w/ his and hers walk-in
 closets and over-sized master bath w/ standing shower & soaking tub. Smart home features,
 James Hardie siding, lots of storage, full laundry room and an endless list of features. Walk to
 everything the North Beach district has to offer including the movie theatre and some of the best
 restaurants around! You won't want to miss this BEAUTY!!!

PROPERTY DETAILS

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

Berger Realty

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Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500



oc17@BergerRealty.com

Bar	Dishwasher	Crawl Space	Forced Air
Carbon Monoxide Detector	Disposal		Gas-Natural
Cathedral Ceiling	Dryer		Multi-Zoned
Elevator	Gas Stove		
Kitchen Center Island	Microwave		
Smoke/Fire Alarm	Refrigerator		
Storage	Self Cleaning Oven		
Walk In Closet	Washer		
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer
Central	Tankless-gas		
Multi-Zoned			



Ask for Laryn Crisci
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: lrc@bergerrealty.com

