

**107 Cambridge  
Ventnor, NJ 08406**

**Asking \$3,249,000.00**



**COMMENTS**

Introducing a truly remarkable residence, poised majestically to offer you an unparalleled living experience overlooking the vast expanse of the ocean! This custom-built home has been meticulously crafted and positioned on its lot to ensure that every glance out of its windows or step onto its decks delivers a breathtaking vista. Nestled within the highly sought-after St. Leonard's Tract, this property stands proudly upon an oversized lot measuring an impressive 125' X 50', providing ample space for both indoor and outdoor indulgence. Featuring 7+ bedrooms, 4.5 baths, an office, and an additional family room, this home beckons you to share its splendor with your loved ones. Wake up each morning to the melodic symphony of waves crashing against the shore and behold the mesmerizing sunrise from the comfort of your private abode. Should you desire a more active start to your day, the nearby Ventnor Pier, the longest State Ocean Pier, awaits your exploration. Indulge in the lavish amenities this residence has to offer, including a custom in-ground pool, two master suites boasting awe-inspiring views, and a gourmet kitchen equipped with top-of-the-line Sub Zero and Wolf appliances. Immaculate quartz countertops, an expansive open floor plan, and bespoke carpentry work harmonize to create an atmosphere of refinement and sophistication. For your utmost convenience, this home is outfitted with a custom 4-stop elevator, three zoned separate HVAC and AC systems, and abundant off-street parking. The generous outdoor deck spaces beckon both for lively entertaining and tranquil relaxation, ensuring that every moment spent here is nothing short of extraordinary. In essence, this residence stands as a testament to unparalleled craftsmanship and meticulous attention to detail. Seize this extraordinary opportunity to own a slice of paradise within one of the most esteemed neighborhoods in town!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
See Remarks	Curbs	Three or More Cars	Breakfast Nook
Vinyl	Deck		Den/TV Room
	Fenced Yard		Dining Room
	Handicap Access		Eat In Kitchen
	Patio		Great Room
	Pool-In Ground		Laundry/Utility Room
	Porch		Pantry
	Sidewalks		Recreation/Family
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Dishwasher	Blinds	Crawl Space

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
[info@bergerrealty.com](mailto:info@bergerrealty.com)



Carbon Detector	Monoxide Disposal Dryer		Inside Entrance
Cathedral Ceiling	Gas Stove		Masonry Floor/Wall
Elevator	Microwave		Outside Entrance
Handicap Features	Refrigerator		Slab
Kitchen Center Island	Self Cleaning Oven		Unfinished
Smoke/Fire Alarm	Washer		
Storage			
Walk In Closet			
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Public
Gas-Natural	Central	Tankless-gas	
Multi-Zoned	Multi-Zoned		
Sewer			
Public Sewer			



Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [clc@bergerrealty.com](mailto:clc@bergerrealty.com)

