

**8901 Ventnor  
Margate, NJ 08402**

**Asking \$7,750,000.00**



**COMMENTS**

8901 Ventnor Ave, a distinguished location directly on Margate's prestigious Parkway at the Corner of Sumner Ave will be a residence offering unprecedented luxurious amenities, finishes and living spaces. With 5400+ square feet of carefully crafted design, this three-level, 7 bedroom, 8 bathroom stunning property boasts an array of high end custom features. Prepare to be captivated by the stunning architecture, impeccable design, and unparalleled attention to detail. The sophistication of the cedar impression Hardy siding gives a stunning Hampton's like vibe while the rich wood columns framing the grand front door provide a classic and timeless appeal. The amazing wrap around decks further enhance the functionality and aesthetics of the property. The paver driveway and oversized front entry create an inviting ambiance, welcoming guests into this remarkable residence. As you make your way inside, you are greeted by an abundance of natural sunlight that illuminates the elegant hardwood floors throughout. The grand staircase with accent lighting sets the stage for the exceptional craftsmanship found within. The interior has been thoughtfully designed to accommodate a modern lifestyle, featuring a Smart Home Control4 system that allows for seamless integration of technology. The large yet elegant kitchen is a culinary enthusiast's dream, equipped with a 12ft center island, Wolf and Sub Zero appliances and a sizable pantry. The slab backsplash and custom cabinetry provide a sleek and contemporary touch, complemented by the led accent lighting throughout. Entertaining is made effortless with the inclusion of a huge wet bar boasting lit shelving and custom cabinetry conveniently located off of the main dining space and living area. The grand fireplace with a slab surround creates a cozy and inviting atmosphere, perfect for gathering with friends and family. The primary suite is a true sanctuary, featuring an incredibly spacious layout, large wrap-around deck with ocean views and his and her closets. The spa-like standing shower, soaking tub and high-end plumbing fixtures in the ensuite bathroom exude luxury and tranquility. Each additional bedroom is thoughtfully designed and appointed, boasting its own ensuite bathroom and ample closet space. The third floor offers two bedrooms each with its own ensuite bath providing privacy and comfort for family members or guests. Immerse yourself in the wonders of the outside veranda, custom kitchen, and cabana, as well as the impressive 27X12ft in-ground gunite heated pool and an 8X6 spa all set amidst meticulously landscaped grounds. This meticulously crafted outdoor haven provides the perfect setting to create lasting memories, savor moments of tranquility, and embrace the pleasures of outdoor living. 8901 Ventnor Ave presents a rare opportunity to own a residence directly on the parkway that combines luxurious living, exceptional craftsmanship, and breathtaking ocean views. Don't miss your chance to experience the epitome of coastal elegance and sophistication.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
----------	-----------------	---------------	------------

# Berger Realty

Since 1928



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



Fiber Cement Siding	Board Cabana	Attached Garage	Den/TV Room
See Remarks	Curbs	Auto Door Opener	Dining Area
	Deck	Two Car	Eat In Kitchen
	Enclosed Outside		Great Room
	Shower		Laundry/Utility Room
	Fenced Yard		Pantry
	Patio		Recreation/Family
	Pool-In Ground		Storage Attic
	Porch		
	Sidewalks		
	Sprinkler System		
Interior Features	Appliances Included	Heating	Cooling
Bar	Burglar Alarm	Forced Air	Attic Fan
Carbon Monoxide Detector	Dishwasher	Gas-Natural	Ceiling Fan(s)
Elevator	Disposal		Central Gas
Kitchen Center Island	Dryer		Multi-Zoned
Security System	Gas Stove		
Smoke/Fire Alarm	Microwave		
Storage	Refrigerator		
Walk In Closet	Self Cleaning Oven		
Whirlpool	Washer		
Hot Water	Water	Sewer	
Gas	Public	Public Sewer	
Tankless-gas			



Ask for John Sweeney  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jjs@bergerrealty.com

