



**6301 Villa  
 Ventnor, NJ 08406**

**Asking \$1,079,000.00**



**COMMENTS**

Welcome to this stunning contemporary end-unit townhome in Ocean Villas, Ventnor City, located at 6301 Villa Court #1. With about 2500 square feet of living space with 4 bedrooms and 3.5 bathrooms. Located just 1.5 blocks from the beach and boardwalk, and within walking distance to shops, cafes, creameries, and farmers market, 6301 Villa Court has it all. The bright foyer leads to a spacious dining, family and living room, and 1/2 bath, which opens to a fenced backyard deck. The kitchen features generous cabinets, stylish lighting, granite countertop with seating, and stainless steel appliances. On the second floor, you'll find two large en suite bedrooms with tiled bathrooms, double-size showers, and porcelain tile floors. Full-size laundry facilities are conveniently located here. The third floor includes two spacious bedrooms with walk-in closets sharing a Jack-and-Jill bathroom with porcelain tile flooring and a bathtub. Additional highlights include but are not limited to: one-car garage with electric opener, driveway for two cars, forced hot air gas heat, new 2-zone A/C systems (2023 and 2024), and a large gas hot water heater (2023). Recent updates include a newer roof, siding, sliding glass doors, kitchen cabinets, countertops, appliances, bathrooms, flooring, carpeting, and windows with screens. Enjoy large decks on both the first and second floors and a private fenced backyard. This home offers modern updates and a prime location in Ocean Villas. HOA fee is \$2,000 semi-annually. The HOA fee includes landscaping, snow removal, trash cans to curb and back, Homeowners Liability and dwelling insurance coverage and standard management and company services.

**PROPERTY DETAILS**

Exterior Vinyl	ParkingGarage On-Ask for John McElaney	OtherRooms Dining Area Great Room Laundry/Utility Room	InteriorFeatures Master Bath Pets Allowed
Heating Forced Air Gas-Natural	Cosmet Central Multi-Zoned	HotWater Call: 609-391-1330 Email: jjm@bergerrealty.com	
Sewer Public Sewer			

