



**6 Baton Rouge  
Ventnor, NJ 08406**

**Asking \$975,000.00**



**COMMENTS**

This unique Ventnor Southside duplex is ideally located less than two blocks from the beach and boardwalk. It features a spacious upper unit with 5 bedrooms and 4.5 bathrooms, as well as a separate 2-bedroom, 2-bathroom apartment on the garden level. The upper unit offers an inviting wraparound front porch that leads into a bright, open living area with original hardwood floors. A powder room and formal dining room with double doors to a side deck are adjacent to the living space. The kitchen includes granite countertops, modern appliances, and access to a large deck with a retractable awning. A private bedroom with an ensuite bath is accessible via a discreet stairwell from the kitchen. Upstairs, the second floor boasts dual primary suites, each with a sitting area and updated ensuite bathrooms. The third floor has two additional spacious bedrooms and a shared full bathroom; one of these rooms includes a wet bar, making it a great option for a family or recreation room. The garden-level 2-bedroom, 2-bathroom apartment has a private entrance and features tile floors, a large living and dining area, and updated bathrooms. Exterior highlights include a spacious fenced backyard with a privacy fence and an outdoor shower. With its proximity to the beach and boardwalk, this duplex is perfect as a summer retreat, investment property with great rental history, or year-round residence. The possibilities are endless!

**PROPERTY DETAILS**

|                 |                |                    |                    |
|-----------------|----------------|--------------------|--------------------|
| OutsideFeatures | ParkingGarage  | OtherRooms         | Basement           |
| Deck            | None           | Den/TV Room        | 6 Ft. or More Head |
| Fenced Yard     |                | Dining Room        | Room               |
| Outside Shower  |                | Kitchen            | Finished           |
| Porch           |                | Laundry/Utility Rm | Inside Entrance    |
| Sidewalks       |                | Living Room        | Outside Entrance   |
|                 |                | Pantry             |                    |
|                 |                | Storage Attic      |                    |
| Heating         | Cooling        | HotWater           | Water              |
| Hot Water       | Ceiling Fan(s) | Gas                | Public             |
| Radiator        | Central        |                    |                    |
|                 | Multi-Zoned    |                    |                    |
|                 | Wall Units     |                    |                    |
|                 | Window Units   |                    |                    |
| Sewer           |                |                    |                    |
| Public Sewer    |                |                    |                    |

# Berger Realty

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