



**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

• Since 1928 •



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



Ask for Joyce McMahon
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jmm@bergerrealty.com

