



**6 Baton Rouge  
Ventnor, NJ 08406**

**Asking \$975,000.00**



**COMMENTS**

This unique Ventnor Southside home 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 combine into a single family residence. The possibilities are endless!

**PROPERTY DETAILS**

|                  |                    |               |                      |
|------------------|--------------------|---------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage | OtherRooms           |
| Brick            | Deck               | None          | Den/TV Room          |
| Vinyl            | Fenced Yard        |               | Dining Room          |
|                  | Outside Shower     |               | Laundry/Utility Room |
|                  | Porch              |               | Pantry               |
|                  | Sidewalks          |               | Storage Attic        |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded  | Basement             |
| Bar              | Disposal           | Blinds        | 6 Ft. or More Head   |
| Carbon Monoxide  | Dishwasher         | Curtains      | Room                 |
| Detector         | Dryer              | Drapes        | Finished             |
| Storage          | Gas Stove          | Shades        | Heated               |
| Skylight(s)      | Microwave          |               | Inside Entrance      |
| Smoke/Fire Alarm | Refrigerator       |               | Outside Entrance     |
|                  | Self Cleaning Oven |               | Plumbing             |
|                  | Washer             |               |                      |
| Heating          | Cooling            | HotWater      | Water                |

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