



**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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