



**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

# Berger Realty

• Since 1928 •



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



Hot Water  
Radiator

Ceiling Fan(s)  
Central  
Multi-Zoned  
Wall Units  
Window Units

Gas

Public

Sewer  
Public Sewer



Ask for James Gray Haenn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jgh@bergerrealty.com](mailto:jgh@bergerrealty.com)

