



**3 Portland  
Ventnor, NJ 08406**


**Asking \$2,295,000.00**



## COMMENTS

**NEW CONSTRUCTION COMPLETED AND READY TO MOVE IN!!** 3000 sq ft of open living space featuring 5 bedrooms, 4 full baths. Primary suite includes oversized walk-in shower and custom, organized walk-in closet. Luxurious residential elevator servicing all floors. House features chefs dream custom kitchen, Wolf and Zub Zero appliance package, wet bar with beverage cooler and quartz counter tops. Walk outside to your custom Gunitite inground heated pool and covered veranda to complete your outdoor oasis. Engineered hardwood floors throughout, Anderson windows and sliders, fiberglass/composite decking, 3 zone gas heat/AC, tankless water heater, landscape and irrigation package. This new home has all you need including short 2 block walk to the beach, boardwalk and restaurants. 5 year tax abatement. Exquisite attention to detail and abundance of desirable living space, this home has it all!

## PROPERTY DETAILS

Exterior Vinyl	Outside Features	Parking Garage	Other Rooms
	Curbs	Two Car	Dining Room
	Deck	Attached Garage	Eat In Kitchen
	Fenced Yard	Auto Door Opener	Laundry/Utility Room
	Pool-In Ground		
	Sidewalks		
	Enclosed	Outside	
	Shower		
	Asker for Sheila Baron	Heating	
	Appraisal	Forced Air	
	Basement	Crawl Space	
	Berger Realty Inc.		
	330 Bay Avenue, Ocean City		
	Call: 609-391-1330		
	Gas Stove		
	Email to: <a href="mailto:sdb@bergerrealty.com">sdb@bergerrealty.com</a>		
	Mid-Century		
	Refrigerator		
Cooling	Self Cleaning Oven		
Central	Washer		
Multi-Zoned	Hot Water	Water	Sewer
	Tankless-gas	Public	Public Sewer



Ask for Sheila Bram  
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1330 Bay Avenue, Ocean City  
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Garage

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Refrigerator  
Self Cleaning Oven  
Washer

Heating  
Forced Air