

**18 Buffalo #A**  
**Ventnor, NJ 08406**

**Asking \$1,725,000.00**



**COMMENTS**

LUXURY NEW CONSTRUCTION- featuring 4 Gracious bedrooms and 3.5 luxurious bathrooms. Beautifully located on one of Ventnor's most desirable streets, and nicely positioned on the 1st block North, just a few homes off of Ventnor Avenue, making the location a quick stroll to Ventnor's world famous Boardwalk and convenient business district. Exterior features include- hardy backer siding, Azek trim boards columns, stone accents and upgraded railing system. Grade level Features- full car garage with large storage area perfect for beach chairs, bicycles, etc.... Through the garage you enter into a fully finished foyer area allowing for easy elevator access, along with an egress leading to an oversized veranda area which flows into your custom sun drenched paver patio for dining and entertaining with, manicured a lawn beyond the patio. 1st level features- open floor plan concept with soaring ceilings, oversized windows allowing for an abundance of light to flow into the dramatic space. The chef kitchen is fully loaded and includes custom cabinetry, quartz countertop and an upgraded appliance package and flow seamlessly into the large dining room which can easily accommodate a table of 10 and leads into the spacious living room, large enough to accommodate all of your family and friends which offers access to your entertaining deck, perfect for dining. 2nd level is highlighted with 2 enormous en'suites, with the primary suite featuring a true walk in closet, dual vanities, private water closet, and a fully loaded custom shower. Through the primary bedroom is a private oversized deck. A large laundry area with custom cabinetry and laundry tub round out the level. 3rd level feature 2 large bedrooms with a shared fully loaded hallway bath. Builder/Seller reserves the right to change the architectural drawings/amenities with no notice whatsoever.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Fiber Cement Board	Curbs	One Car	Den/TV Room
Siding	Deck		Dining Room
See Remarks	Enclosed	Outside	Eat In Kitchen
	Shower		Laundry/Utility Room
	Fenced Yard		Pantry
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide	Dishwasher	Slab	Forced Air
Detector	Disposal		Gas-Natural
Elevator	Dryer		Multi-Zoned
Kitchen Center Island	Gas Stove		

# Berger Realty

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Smoke/Fire Alarm  
Storage  
Walk In Closet

Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Cooling  
Ceiling Fan(s)  
Central  
Electric  
Multi-Zoned

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



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