



**21 Hart  
Ventnor, NJ 08406**

**Asking \$2,399,000.00**



**COMMENTS**

Newer construction extreme luxury and privacy. This waterfront retreat brags water views for miles. The oversized "Hart Estate" offers a northern Atlantic City skyline exposure with the most beautiful sunrises that Ventnor has to offer. The majestic colors of the sunset can also be seen along the bay for your further relaxation and enjoyment. A bird watching paradise! With almost 4800 square feet (if you include the ground floor), this is a waterfront beauty boasting five bedrooms, two of which are owner suites with en-suite bathrooms each with showers plus soaking tubs. One of the two primary suites is located on the 1st floor and the other is waterfront. There is also an office/den for extra space plus four full baths. Entertain in the custom chef's kitchen with granite counter tops and water views. Outdoor amenities include three separate decks (one heated) totaling over 800 square ft, a heated private indoor/outdoor swim spa, multiple spacious storage areas, outdoor kitchen area and entertainment cabana featuring a fireplace and large television, outdoor storage, outside shower, large garage, golf simulator, hammock swings, polywood outdoor furniture and off street parking for a total of four cars. 4 Blocks to Ski Beach. Call for water access/dock information, more amenity information and a private tour. Survey and plans on file.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	One Car	Den/TV Room
	Deck		Dining Area
	Outside Shower		Eat In Kitchen
	Patio		Great Room
	Porch		In-Law Quarters
	Shed		Laundry/Utility Room
	Sidewalks		Pantry
	Sprinkler System		Primary BR on 1st floor
	Whirlpool/Spa		Recreation/Family
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Bar	Burglar Alarm	Blinds	Gas-Natural
Carbon Monoxide	Dishwasher	See Remarks	Multi-Zoned
Detector	Disposal		
Cathedral Ceiling	Dryer		
Kitchen Center Island	Gas Stove		
Security System	Microwave		
Smoke/Fire Alarm	Refrigerator		

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Donna M. Drohan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
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