

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



5505 Atlantic, Ventnor, NJ, 08406

Price \$3,895,000.00

### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 18            |
| Bedrooms     | 7             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   | 2024          |
| Type         | Single Family |
| Block Number | 58            |
| Listing #    | 588125        |
| Taxes        |               |



### COMMENTS

**\*\*\*Please join us this weekend for an OPEN HOUSE SATURDAY AUGUST 17TH 12PM-2PM!\*\*\* THIS ONE-OF-A-KIND ST. LEONARD'S TRACT NEW CONSTRUCTION WILL HAVE IT ALL-- INCLUDING SOME OF THE NICEST OCEANVIEWS YOU WILL EVER SEE! This gorgeous masterpiece by J&J Construction is situated right across from the BEACH/BOARDWALK/TENNIS COURTS/PICKLEBALL COURTS & PLAYGROUND with stunning O...**

### PROPERTY FEATURES

|                          |                         |                  |                         |
|--------------------------|-------------------------|------------------|-------------------------|
| Exterior                 | OutsideFeatures         | ParkingGarage    | OtherRooms              |
| Fiber Cement Board       | Curbs                   | Attached Garage  | Den/TV Room             |
| Siding                   | Deck                    | Auto Door Opener | Dining Area             |
| Stone                    | Fenced Yard             | See Remarks      | Eat In Kitchen          |
| Vinyl                    | Outside Shower          | Two Car          | Great Room              |
|                          | Patio                   |                  | In-Law Quarters         |
|                          | Pool-In Ground          |                  | Laundry/Utility Room    |
|                          | Porch                   |                  | Pantry                  |
|                          | Sidewalks               |                  | Primary BR on 1st floor |
|                          | Sprinkler System        |                  | Recreation/Family       |
|                          | Whirlpool/Spa           |                  |                         |
|                          | Enclosed Outside Shower |                  |                         |
| InteriorFeatures         | AppliancesIncluded      | Basement         | Heating                 |
| Bar                      | Dishwasher              | Crawl Space      | Forced Air              |
| Carbon Monoxide Detector | Disposal                |                  | Gas-Natural             |
| Cathedral Ceiling        | Dryer                   |                  | Multi-Zoned             |
| Elevator                 | Gas Stove               |                  |                         |
| Kitchen Center Island    | Microwave               |                  |                         |
| Smoke/Fire Alarm         | Refrigerator            |                  |                         |
| Storage                  | Self Cleaning Oven      |                  |                         |
| Walk In Closet           | Washer                  |                  |                         |
| Cooling                  | HotWater                | Water            | Sewer                   |
| Ceiling Fan(s)           | Gas                     | Public           | Public Sewer            |
| Central                  | Tankless-gas            |                  |                         |
| Multi-Zoned              |                         |                  |                         |

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