

# Berger Realty

Since 1926



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



6 Baton Rouge, Ventnor, NJ, 08406

Price \$975,000.00



### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 15            |
| Bedrooms     | 7             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 47            |
| Listing #    | 590505        |
| Taxes        | 9385.00       |

### 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 flo...*

### PROPERTY FEATURES

|                  |                    |               |                      |
|------------------|--------------------|---------------|----------------------|
| 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                |
| Hot Water        | Ceiling Fan(s)     | Gas           | Public               |
| Radiator         | Central            |               |                      |
|                  | Multi-Zoned        |               |                      |
|                  | Wall Units         |               |                      |
|                  | Window Units       |               |                      |
| Sewer            |                    |               |                      |
| Public Sewer     |                    |               |                      |

### CONTACT

Ask for Ken Sedberry

Scan to see Property page.

# Berger Realty

Since 1926



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



6 Baton Rouge, Ventnor, NJ, 08406

Price \$975,000.00



### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 15            |
| Bedrooms     | 7             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 47            |
| Listing #    | 590505        |
| Taxes        | 9385.00       |

### 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 flo...*

### PROPERTY FEATURES

|                  |                    |               |                      |
|------------------|--------------------|---------------|----------------------|
| 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                |
| Hot Water        | Ceiling Fan(s)     | Gas           | Public               |
| Radiator         | Central            |               |                      |
|                  | Multi-Zoned        |               |                      |
|                  | Wall Units         |               |                      |
|                  | Window Units       |               |                      |
| Sewer            |                    |               |                      |
| Public Sewer     |                    |               |                      |

### CONTACT

Ask for Ken Sedberry

Scan to see Property page.



**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-442-3850**  
**Email to: [kas@bergerrealty.com](mailto:kas@bergerrealty.com)**



**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-442-3850**  
**Email to: [kas@bergerrealty.com](mailto:kas@bergerrealty.com)**

