



**407 Pembroke  
Margate, NJ 08402**

**Asking \$5,750,000.00**



**COMMENTS**

COMING SOON!! HIGH-END, LUXURY PARKWAY BAYFRONT NEW CONSTRUCTION BUILT BY REVOLUTION BUILDERS!! INCREDIBLE, ONE-OF-A-KIND CUSTOM ESTATE WITH 5 BEDROOMS, 5.5 BATHS, IN-GROUND POOL, ELEVATOR & LARGE 3RD FLOOR DECK! You will just fall in love with this highly desirable, secluded location-- one of the prettiest streets on the island! Here is your chance to design your custom bayfront home from the ground up! New bulkhead, multiple boat slips, Hardie Board siding, Andersen 400 series windows & multiple decks to enjoy living life on the water! This custom gorgeous interior will feature top-of-the line finishes, high ceilings, the highest level trim package, & gorgeous hardwood flooring throughout. 4 stories of living!! Ground level with attached two-car garage, large storage area for all of your toys, paddleboards, kayaks, bikes & beach chairs plus a beautiful entry foyer. Spectacular, wide-open main floor of living space with high-end, custom kitchen including Sub-Zero/Wolf appliance package, built-in bar area with large Sub-Zero wine fridge, dining area, living room with built-in fireplace, powder room & mud room. Second floor with 3 large bedroom suites each with their own designer tiled baths including a palatial master suite with walk-in closet, large master bath & bayfront deck! Top floor with 2 more bedrooms with ensuite bathrooms and large deck. Walk to the hottest restaurants, stores, Marina boardwalk & more. NEW CONSTRUCTION & BAYFRONT-- THIS COMBINATION IS HARD-TO-FIND & RARELY AVAILABLE!!

**PROPERTY DETAILS**

Exterior		OutsideFeatures		ParkingGarage		OtherRooms	
See Remarks		Boat Slip		Attached Garage		Den/TV Room	
		Curbs		Auto Door Opener		Dining Area	
		Deck		See Remarks		Eat In Kitchen	
		Enclosed	Outside	Two Car		Laundry/Utility Room	
		Shower					
		Fenced Yard					
		Outside Shower					
		Pool-In Ground					
		Sidewalks					
		Sprinkler System					
InteriorFeatures		AppliancesIncluded		Heating		Cooling	
Bar		Dishwasher		Forced Air		Central	
Carbon	Monoxide	Disposal		Gas-Natural		Electric	
Detector		Dryer		Multi-Zoned		Multi-Zoned	
Elevator		Gas Stove					

# Berger Realty

• Since 1928 •



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)

Kitchen Center Island  
Smoke/Fire Alarm  
Storage  
Walk In Closet

Microwave  
Refrigerator  
Washer

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for Colin Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [ceh@bergerrealty.com](mailto:ceh@bergerrealty.com)

