

**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

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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)



Kitchen Center Island  
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HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [clc@bergerrealty.com](mailto:clc@bergerrealty.com)

