



**25 Madison**  
**Margate, NJ 08402**

**Asking \$2,499,900.00**



#### COMMENTS

SOUTHSIDE NEW CONSTRUCTION SINGLE FAMILY IN THE MARINA DISTRICT, 7TH HOME FROM BEACH, POOL AND ELEVATOR, LOCATED ON THE SUNNY SIDE OF THE STREET!! Welcome to 25 S Madison Avenue in Margate, New Jersey, where coastal luxury living meets modern elegance in the heart of the marina district. This stunning new construction home rises majestically to four stories, offering breathtaking views of the surrounding area and steps from Margate's beautiful beaches, popular restaurants, shopping, entertainment and all that the Marina district has to offer. The moment you step inside, you'll be captivated by the attention to detail and thoughtful design that flows throughout the entire home. Boasting five bedrooms and four bathrooms, there's plenty of space for family and guests. The convenience of a 4-stop elevator ensures easy access to each level, making daily living a breeze. One of the highlights of this exquisite home is the outdoor oasis that awaits you. A beautifully landscaped pool area, accented with pavers and exotic wood, beckons you to relax and unwind. The covered veranda provides a perfect spot to escape the sun while enjoying the refreshing coastal breeze while sitting with family and friends watching the game, BBQ'ing and chillaxing! An outdoor shower adds to the convenience and charm of this resort-like setting, ideal for beach days or cooling off after a dip in the pool. Multiple decks are strategically placed throughout the property, offering picturesque views from different vantage points, enhanced by its location on the sunny side of the street, ensuring that the home and its outdoor spaces bask in natural light. The second level opens up to an expansive open floor plan featuring 9-foot ceilings that create an airy and inviting atmosphere. The kitchen is a chef's dream, adorned with top-of-the-line Sub Zero and Wolf appliances, sleek quartz countertops, and a striking backsplash. A massive island serves as the centerpiece, providing ample space for meal preparation and casual dining. The adjacent living area boasts a linear gas fireplace, perfect for cozy evenings, and a designated space for a TV, ensuring entertainment is always at hand. Venturing to the third level, you'll discover the owner's suite, a private sanctuary that spans the entire front of the home. The suite is complete with a private deck, offering a tranquil retreat to enjoy the sunrise or sunset. The owner's bathroom boasts modern finishes, including a double bowl sink, stylish tilework, and a luxurious shower equipped with a rain head and body jets, providing a spa-like experience. Two additional bedrooms and bath round out the third level. The fourth level boasts two bedrooms and one bath to provide comfortable accommodations for family members or guests. The exterior of the home is a masterpiece of design, featuring a metal roof detail, wood accents, light-colored James Hardie cement siding, and Azek siding, creating a sophisticated yet coastal aesthetic. Modern material accents and an aluminum rail cable railing system add a contemporary touch to the overall look. Embrace the coastal lifestyle you've always dreamed of at 25 S Madison Avenue! Call today to schedule a tour! Ready for April/May 2024 delivery.

# Berger Realty

Since 1928



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



## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Curbs	One Car	Dining Room
See Remarks	Deck		Eat In Kitchen
Wood	Fenced Yard		Laundry/Utility Room
	Outside Shower		Recreation/Family
	Patio		
	Paved Road		
	Pool-In Ground		
	Porch		
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide	Burglar Alarm	Slab	Gas-Natural
Detector	Dishwasher		Multi-Zoned
Elevator	Disposal		
Kitchen Center Island	Dryer		
Security System	Gas Stove		
Smoke/Fire Alarm	Microwave		
Storage	Refrigerator		
Walk In Closet	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer
Central			
Multi-Zoned			



Ask for Matthew Bader  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: mhb@bergerrealty.com  
http://www.BADERCOLLINS.com

