



**10 Rumson**  
**Margate, NJ 08402**

**Asking \$2,749,000.00**



#### COMMENTS

\*\*\*SPECIAL INCENTIVE\*\*\* Seller will offer a 2% mortgage rate buy down with an acceptable offer! Stunning New Construction Single Family Custom Home designed with the perfect blend of American Craftsman and Cape Cod influences to create an amazing Seashore aesthetic. This handcrafted masterpiece is loaded with upgrades including a gourmet kitchen, upgraded appliance package, beautiful counter tops, gas fireplace, outdoor shower, upgraded floors, tiled back-splash, upgraded cabinetry, ample off-street parking and much more. Developed with the highest quality/ low maintenance building materials, and excellent craftsmanship. Once you step foot inside this new construction masterpiece, you'll instantly fall in love. The open floor plan layout has been brilliantly designed with coffered ceiling and features a luxury exterior with a high-end, timeless façade, and stunning views from all of the opulent decks. This beach chateau features 5 bedrooms, 5 full baths, and 1 half baths, as well as a luxury residential ELEVATOR servicing all floors! The top floor master suite features a private balcony and additional lounging area. The home also features a private backyard oasis with magnificent DESIGNER POOL and covered patio! As you move through the home, Gourmet Chef's kitchen with waterfall center island, flows eloquently into the grand dining and living room spaces. Tons of windows allow for natural light to emanate throughout the interior living space, and the timeless materials and color sections make you feel like you're on an extravagant vacation every time you step inside. The home also features 2-zone gas heat and C/A, heated tile flooring in the master bath, custom 2-car attached garage pre-wired for an EV charger, en-suite bathrooms in every bedroom, and more! This spectacular build is an absolute must see.

#### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Outside Shower Sidewalks Sprinkler System	ParkingGarage Two Car	InteriorFeatures Elevator Kitchen Center Island
AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Washer	Heating Forced Air Gas-Natural	Cooling Central	HotWater Gas

# Berger Realty

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