

**11 Sumner  
Margate, NJ 08402**

**Asking \$3,475,000.00**



**COMMENTS**

Welcome to 11 N Sumner Ave, your dream coastal retreat in Margate's Parkway section! This brand-new construction home, located 1st block North just two blocks from the beach, seamlessly blends modern elegance with the tranquility of beachside living. Professionally designed by Surrounding Interiors with 5 spacious bedrooms and 4.5 luxurious bathrooms, this residence offers unparalleled comfort and style, making it perfect for you and your family, and even a few more. As you step through the foyer, you'll immediately appreciate the thoughtful design of this home. The first floor offers convenient access to the backyard area, providing a seamless connection between indoor and outdoor living. The second floor unveils an open and inviting layout centered around a truly exceptional kitchen. Crafted to meet the highest standards, this kitchen is a chef's dream, boasting Sub Zero and Wolf appliances, elegant cabinetry, generous counter space, a kitchen center island, a large pantry, and wet bar. The living area on this level is both spacious and cozy, featuring a gas fireplace and access to a generous porch, where you can soak in the coastal breeze. Ascend to the third floor, where the primary bedroom suite is the main focus. This private retreat includes a generous walk-in closet, ensuring ample storage space. The primary bathroom is a spa-like oasis, complete with double sinks and a custom standing shower. The primary bedroom also opens onto a sizable porch, providing a serene outdoor escape. Additionally, this floor houses two more junior suits, each with its own en-suite bathroom, and a convenient second laundry room. The fourth floor offers further versatility with two additional bedrooms, one of which boasts its own deck, providing a picturesque view of the surroundings. A full bathroom makes this floor ideal for guests or extended family members. Convenience is elevated to new heights with the inclusion of an elevator, ensuring easy access to all levels of this splendid residence. Enjoy sunny days in your private outdoor oasis, featuring an oversized in-ground pool and a hot tub, creating the perfect setting for relaxation and recreation. Adjacent to the pool, you'll find an outdoor veranda and cabana, offering an ideal space for outdoor dining and entertainment. Beyond its aesthetic charm, this home is designed for practical living. A two-car garage provides secure parking and extra storage space for all your beach gear and outdoor equipment. This is your exclusive opportunity to make 11 N Sumner Ave your home by fully customizing plans and selecting finishes. Embrace the coastal lifestyle, entertain in style, and create cherished memories in this meticulously crafted, new construction residence. Call for more details and full plans. Don't wait to let the enchanting shore life welcome you home!

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Cabana	Attached Garage	Den/TV Room	Bar
Curbs		Dining Area	Carbon Monoxide

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040



✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)

Deck  
Fenced Yard  
Outside Shower  
Pool-In Ground  
Porch  
Sidewalks  
Sprinkler System  
Enclosed      Outside  
Shower

Appliances Included  
Dishwasher  
Disposal  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Water  
Public

Heating  
Forced Air  
Gas-Natural  
Multi-Zoned

Sewer  
Public Sewer

Eat In Kitchen  
Great Room  
Laundry/Utility Room

Cooling  
Attic Fan  
Ceiling Fan(s)  
Central  
Multi-Zoned

Detector  
Elevator  
Kitchen Center Island  
Security System  
Smoke/Fire Alarm  
Storage  
Walk In Closet

Hot Water  
Gas  
Tankless-gas



Ask for Carole Aust  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [cra@bergerrealty.com](mailto:cra@bergerrealty.com)

