

**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.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076

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 Cynthia Balles
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: cyn@bergerrealty.com

