

**103 Franklin  
Margate, NJ 08402**

**Asking \$4,500,000.00**



**COMMENTS**

Upgraded MARGATE BEACH BLOCK home available for immediate enjoyment. Located just 3rd home from the beach & custom built for client in 2017 by Piraino Builders. This home exudes a coastal style and many amenities such as POOL-ELEVATOR-4/5 Bedrooms (5th bedroom on plan is currently used as a loft) 3 Full baths, Powder room and 2 laundries. Exterior is finished with James Hardie cement siding, mahogany porch ceilings & beautifully crafted barrel ceilings, natural stacked stone accents & blue stone porch, spray foam insulation, glass insert railings, Anderson windows & custom Andersen arched doors, Azek bead board & column details, built in outdoor tiled shower & 8x10 storage shed, 3 off street parking spots with convenient exterior elevator stop and electric car charger. Rear of property includes paver patio, in ground heated gunite pool w/ raised wall, waterfalls, Iphone connectivity and keyless rear access to first level. The front of the property boasts major curb appeal with the double arched entry doors, natural blue stone porch, front walkway and natural stacked stone facade. The first floor shows beautifully with an open concept kitchen/living/dining, custom millwork package consisting of wainscoting, coffered ceiling, gas vented fireplace, decorative mantle and marble surround.. Kitchen includes SubZero/Wolf paneled appliance package (36" gas range with burners, 36" French door paneled fridge, paneled dishwasher, paneled double fridge drawers microwave drawer), large island plus peninsula with convenient workstation. First floor den fitted out with built ins to allow for plenty of storage/dry bar & built in drop station, a farmhouse style powder room & convenient stackable W/D for pool & beach items. The second floor is comprised of two generous sized bedrooms which share a tub bathroom with oversized vanity with dual faucets & natural marble, full sized laundry room fitted out with washer/dryer, cabinets, farm sink & folding area. The Primary bedroom sits upfront with direct ocean views & independent deck access. Large WIC, custom bench seats in the bay windows and Somfy electronic shades. The primary bathroom is finished with classic details throughout, some of the amenities include dual sinks with storage tower and makeup counter, ocean views, separate water closet, marble with floor inlays and upgraded thermostatic shower system with bench. Up to the 3rd floor, one generous sized bedroom, full bath, loft (or a 5th bedroom) with direct ocean views & wet bar. Dimmers-speakers- cameras- alarm- closet fit outs- very reasonable taxes for beach block with all of these amenities- custom window treatments. Beautifully upgraded and ready for enjoyment! See virtual tour!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asphalt	Deck	None	Laundry/Utility Room
Fiber Cement Siding	Board Enclosed Shower	Outside	Loft

# Berger Realty

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Masonry/Block  
Stone

Fenced Yard  
Outside Shower  
Patio  
Pool-In Ground  
Shed  
Sidewalks  
Sprinkler System

InteriorFeatures

AppliancesIncluded

AlsoIncluded

Heating

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

Burglar Alarm  
Dishwasher  
Disposal  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Washer

Blinds  
Curtains  
Drapes  
Fireplace Equipment  
See Remarks

Forced Air  
Multi-Zoned

Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



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