

**24 Exeter  
Margate, NJ 08402**

**Asking \$2,599,000.00**



**COMMENTS**

Luxury new construction conveniently located on the 1st block North, in Margate's desirable Down Beach Section. Featuring 5 bedrooms and 5 full baths. and allowing for a pleasant walk to Margate's best shopping district, casual and formal dining, Castles, Knit Wit, Hot Bagels and of course Margate's best beaches and the world famous boardwalk. The jumbo lot-size (Approx. 3465 ft.<sup>2</sup>) is the foundation for the creativity and architectural prowess on display at this property. Exterior features include: Enclosed garage and carport area, rear yard Oasis creating a resort style "down the shore experience". Featuring; oversized veranda area with electric fireplace overlooking the large Gunite pool with sun shelf, full service outside kitchen and shower/dressing room neatly tucked into the structure of the property. Enter through the fully tiled foyer area and you can immediately appreciate the custom millwork package through the foyer that leads to the fun rear yard along with easy access to the elevator that travels from grade to the top floor. The main level of living space is best described as dramatic and impressive, featuring 10 foot soaring ceilings accented with a stunning millwork package, oversized windows allowing the natural light to flood the space. The splendid chefs kitchen is highlighted with custom cabinetry, upgraded trim package, illuminated uppers, quartz counters along with a wet bar area and walk in pantry! Off to the Bayside of the property is a fully customized full bath along with a 5th bedroom guest suite/den, . The open dining room is large enough to easily accommodate a table of 10, and flows seamlessly into the grand great room which is anchored with an electric, linear, crystal, programmable fireplace and magnificent custom surround. Just off the great room you will find the entertaining deck which is perfect for dining and hanging out with the family. The second level continues the theme of soaring ceilings creating impressive and dramatic space. For optimum convenience there are 4 large exquisite en'suites with each bathroom offering custom tile, designer cabinetry, upgraded fixtures, and frameless glass, shower surround. The 2 suites in the front of the property offer access to the oversized deck. A full size laundry room complete with custom cabinetry and a service sink round out the second floor.

**PROPERTY DETAILS**

| Exterior            | OutsideFeatures  | ParkingGarage | OtherRooms           |
|---------------------|------------------|---------------|----------------------|
| Fiber Cement Siding | Board Curbs Deck | One Car       | Dining Area          |
| See Remarks         | Fenced Yard      |               | Eat In Kitchen       |
|                     | Pool-In Ground   |               | Great Room           |
|                     | Sidewalks        |               | Laundry/Utility Room |
|                     | Sprinkler System |               | Pantry               |
|                     | Enclosed Shower  | Outside       |                      |

# Berger Realty

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| InteriorFeatures  | AppliancesIncluded   | Basement        | Heating                                  |
|---|--|-----------------|--|
| Carbon Monoxide<br>Detector<br>Elevator<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | Dishwasher<br>Disposal<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | Slab            | Forced Air<br>Gas-Natural<br>Multi-Zoned |
| Cooling<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned   | HotWater<br>Tankless-electric  | Water<br>Public | Sewer<br>Public Sewer                    |

