

**417 Rumson  
Margate, NJ 08402**

**Asking \$2,998,500.00**



**COMMENTS**

\*\*\* SPECIAL INCENTIVE\*\*\* SELLER will offer a 2% MORTGAGE RATE BUY DOWN with acceptable offer!! QUICK SALE POSSIBLE! PRESTIGIOUS PARKWAY LOCATION OF MARGATE! PRIVATE ELEVATOR! GUNITE POOL! COVERED PATIO! BAY VIEWS! Tons of Natural Light!! This Open Concept/Entertainer's Delight Features a Coastal Vibe of Nautical Dark Tones, White, and Rich Oaks. The Expansive Living Area with Coffered Ceiling is the Perfect Space to Host Family and Friends or Relax and Unwind. Top of The Line Kitchen Features Solid Wood Cabinetry, French Style Sub Zero Refrigerator, Wolf Stove, Range Hood with Pot Filler, Farm House Sink, Ice Machine, Microwave Drawer, Cove Dishwasher, and a Center Island Complete with Calcutta Laza Quartz Counter Tops and Bar Stool Seating. Five Generously Sized Bedrooms All Have Their Own Bathroom and Ample Closets. The Oversized Primary Bedroom Features a Sitting Area, Oversized Shower, Dual Shower Heads, Backlight Vanity Mirror, Dual Sinks, Commode Room, 3 Closets(1 Walk-In) and a Private Deck with Sunset and Bay Views. The Exterior Finishes will Surely Impress Featuring Hurricane Windows and Doors, James Hardie Siding, Board and Batten Azek Trim Detail, Metal Roof, Fiberglass/Composite Decks, Mahogany Ceilings, and a Back Yard Oasis Complete with Gunite Pool and Covered Travertine Pool Patio. Plenty of Parking with a 2 Car Garage, Multiple Storage Areas and 2 Additional Drive Way Spaces for Off Street Parking! Relax, Unwind and Enjoy the Amazing Sunset and Bay Views. This Home Is Stunning... A Must See! Call Today!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Curbs	Attached Garage	Den/TV Room
Fiber Cement	Board Deck	Auto Door Opener	Dining Area
Siding	Enclosed	Outside See Remarks	Dining Room
Masonry/Block	Shower	Two Car	Eat In Kitchen
See Remarks	Fenced Yard		Great Room
	Handicap Access		Laundry/Utility Room
	Patio		Library/Study
	Pool-In Ground		Pantry
	Porch		Primary BR on 1st floor
	Sidewalks		Recreation/Family
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Elevator	Burglar Alarm	Slab	Forced Air
Handicap Features	Dishwasher		Gas-Natural

# Berger Realty

Since 1928



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Kitchen Center Island	Disposal		Multi-Zoned
Security System	Dryer		
Smoke/Fire Alarm	Gas Stove		
Storage	Microwave		
Walk In Closet	Refrigerator		
	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer
Central	Gas	Public	Public Sewer
Multi-Zoned	Tankless-gas		



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