

**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

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Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



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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 | | |



Ask for John Tonkinson
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: jtn@bergerrealty.com

