



**119 Madison #A**  
**Margate, NJ 08402**

**Asking \$2,450,000.00**



#### COMMENTS

Luxury new construction, featuring 5 “en’suites” & 5.5 luxurious bathrooms, plus a convertible den. Located in Margate’s highly desirable Marina District boasting perhaps, the most convenient location on the island. Allowing for a quick and pleasant stroll to Margate’s fun and exciting shopping district, casual and fine dining establishments, kid friendly entertainment and of course, Margate’s best beaches. You will be amazed at the architectural ingenuity and creativity on full display, taking advantage of the newest elevation 14 design. Exterior features include, maintenance free Hardy backer siding, beautifully accented with Azek trim boards and complemented with the use of a standing seam roof and stone foundation. The oasis like rear yard is the epitome of Shore living, featuring super sized veranda area, overlooking your enormous private rear yard, highlighted with a 16 x 12 Gunite heated pool. Grade level features include- 2 car garage leading into your foyer area with private Elevator which leads to a double slider providing easy access to the rear yard entertaining space. 1st level features open floor plan concept with oversized windows and soaring ceilings creating dramatic space. The family friendly chef kitchen is highlighted with large center island which easily will accommodate 5 stools and boasts custom cabinetry, complete with accent and task lighting, Quartz countertops and high-end appliances. The oversize living room is plenty large for entertaining all of your family and guests and Leads to a large sun deck. The rear of the level offers a “true” laundry area, half bath and den with double slider leading to another entraining deck, overlooking the pool area. 2nd level offers 3 oversized and luxurious en’suites with the rear bedroom having a private deck, overlooking the rear yard. The primary suite offering dual vanities, amazing fully loaded shower, custom tiles, walk-in closet, and private deck access. A 2 nd laundry room rounds out the level. 3rd level offers a rare amenity, 2 large bedrooms, both being en’suites along with a common entertaining deck. This development project is truly one of a kind! Builder/Seller reserves the right to change the architectural drawings/amenities with no notice whatsoever.

#### PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Fiber Cement Board	Two Car	Den/TV Room	Elevator
Siding		Dining Room	Fireplace(s)
See Remarks		Eat In Kitchen	Foyer
Stone		Great Room	Hardwood Floors
		Laundry/Utility Room	Kitchen Center Island
		Pantry	Master Bath
Heating	Cooling	HotWater	Water

# Berger Realty

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