



**8407 Wellington  
Margate, NJ 08402**

**Asking \$2,999,000.00**



#### COMMENTS

Top Of The Parkway North! AMAZING BAY FRONT OPPORTUNITY! DECORATOR FINISHED.....a PERFECT COASTAL RETREAT! Gorgeous Open Bay & Panoramic Sunset Views await you from almost EVERY ROOM! Tons of Windows with AMAZING Natural Light will elevate your vibe year round! Massive Decks to grab every angle of open waters. Take a dip and enjoy Mother Nature at its finest. This Home has it all:) The open floor plan is perfect for entertaining large family gatherings or cozy retreats. The White Shaker Kitchen will surely impress with a Cafe Series appliance package, Quartz counter tops, pendant lighting and adorable breakfast nook. The living space features a cozy sitting area complete with built in cabinetry, 5 Speaker sound system, wet bar, ice machine, dining area, and an additional sitting area perfect for happy hour or game night. The first floor is complete with one bedroom, full bath, laundry room, and garage access. The second floor features a large primary bedroom with tray ceiling, primary bath with oversized shower, double vanities, walk in closet, and a large deck with more AMAZING VIEWS! One bedroom is currently being used as a home office. The generous outdoor living features an oversized deck, pier, gang plank, and two boat slips. Walking Distance to JCC and places of worship. Short distance to Margate's finest restaurants, shops and nightlife. START LIVING YOUR BEST LIFE NOW!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Boat Slip	Attached Garage	Breakfast Nook
Fiber Cement Board	Curbs	Auto Door Opener	Den/TV Room
Siding	Deck	Two Car	Dining Room
See Remarks	Enclosed Outside		Eat In Kitchen
	Shower		Laundry/Utility Room
	Outside Shower		Library/Study
	Patio		Primary BR on 1st floor
	Porch		Storage Attic
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Burglar Alarm	Blinds	Crawl Space
Carbon Monoxide	Dishwasher	See Remarks	Masonry Floor/Wall
Detector	Disposal		Outside Entrance
Cathedral Ceiling	Dryer		
Elevator	Gas Stove		

# 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](mailto:info@bergerrealty.com)



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Ask for Cassidy Fletcher  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [crf@bergerrealty.com](mailto:crf@bergerrealty.com)

