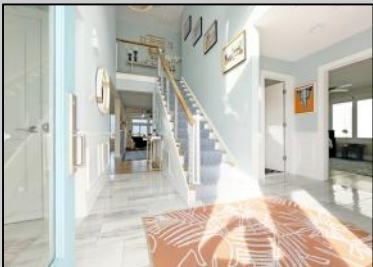




**8407 Wellington**  
**Margate, NJ 08402**

**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

• Since 1928 •



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|                       |                    |
|-----------------------|--------------------|
| Kitchen Center Island | Microwave          |
| Security System       | Refrigerator       |
| Smoke/Fire Alarm      | Self Cleaning Oven |
| Storage               | Washer             |
| Walk In Closet        |                    |

Heating  
Forced Air  
Gas-Natural  
Multi-Zoned

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



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