



**429 Pembroke  
Margate, NJ 08402**

**Asking \$6,700,000.00**



#### COMMENTS

A "ONCE IN A LIFETIME" REAL ESTATE OPPORTUNITY HAS PRESENTED ITSELF. Located in Margate's very desirable Parkway Section and situated on the iconic Orient lagoon sits this landmark style property. Boasting 134' feet of waterfront property, the existing home was custom built approximately 25 years ago and has been impeccably maintained throughout the years. Exterior features include: Dual side yard, Zen like gardens, perhaps the largest waterfront deck on the island featuring ipe deck boards, custom railing system and providing forever, stunning water views. For the true car enthusiast, the 3 car garage will fit beautifully into your lifestyle. The boating enthusiast will marvel at the 4 large slips and 45' floating docs complete with ipe decking. Upon entering through the double doors it becomes readily apparent of the architectural creativity and deep thought that went into the beautifully functioning floor plan an overall design which focuses on the forever bay and lagoon views. As you approach the main living space, you are greeted with a wall of glass exemplifying the stunning water views. To the left you enter into the great room featuring soaring 25' ceilings with custom window coverings and custom built-ins. Just down the hall, you will find a full bath featuring designer fixtures, large walk-in shower with frameless glass surround which leads into the home office area also, offering soaring ceilings. The large dining room has easy access to the lagoon front deck and is adjacent to the gourmet style custom kitchen, highlighted with a fabulous ceiling detail, large island area, fully custom cabinetry, and built-ins with glass fronts. From the kitchen you will find a convenient half bath which flows seamlessly into the butlers pantry that is accessible through the large private home office complete with handmade custom built in. The 2nd level of the exquisite home features 3 gracious bedrooms and fully tiled costume bath. The primary suite is large but cozy boasting soaring ceilings, double sided fireplace that leads into the primary bath which is highlighted with a large built-in Jacuzzi tub, walk-in shower and private water closet. The adjacent large sitting area overlooks the great room and features deck access allowing for direct and forever water views. The master closet room is approximately 18 x 15 and resembles a small boutique store. Property has a multi zone HVAC system along with multi zone radiant floor heat system. The options here are truly endless, develop the 134 x 100 lot and create a multigenerational, landmark style home for the ages. Create a conforming lot of 50x100' to sell off and develop the remaining 84' x 100' lot for your personal Margate waterfront getaway. Or, create 2 oversize lots, 67' x 100', and that point, sell 1 off to subsidize your Margate waterfront home. Property being sold in "as is" condition and buyer is responsible to perform any and all due diligence. Seller makes no representations or guarantees of the condition of the property.

#### PROPERTY DETAILS

Exterior Dryvit	OutsideFeatures Boat Slip	ParkingGarage See Remarks	OtherRooms Dining Room
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# Berger Realty

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See Remarks	Deck Sidewalks	Three or More Cars	Eat In Kitchen Great Room Laundry/Utility Room Library/Study
InteriorFeatures Carbon Monoxide Detector Cathedral Ceiling Kitchen Center Island Smoke/Fire Alarm Walk In Closet	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Heating Gas-Natural Multi-Zoned Radiant See Remarks	Cooling Central Multi-Zoned
HotWater Gas	Water Public	Sewer Public Sewer	



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