

# Berger Realty

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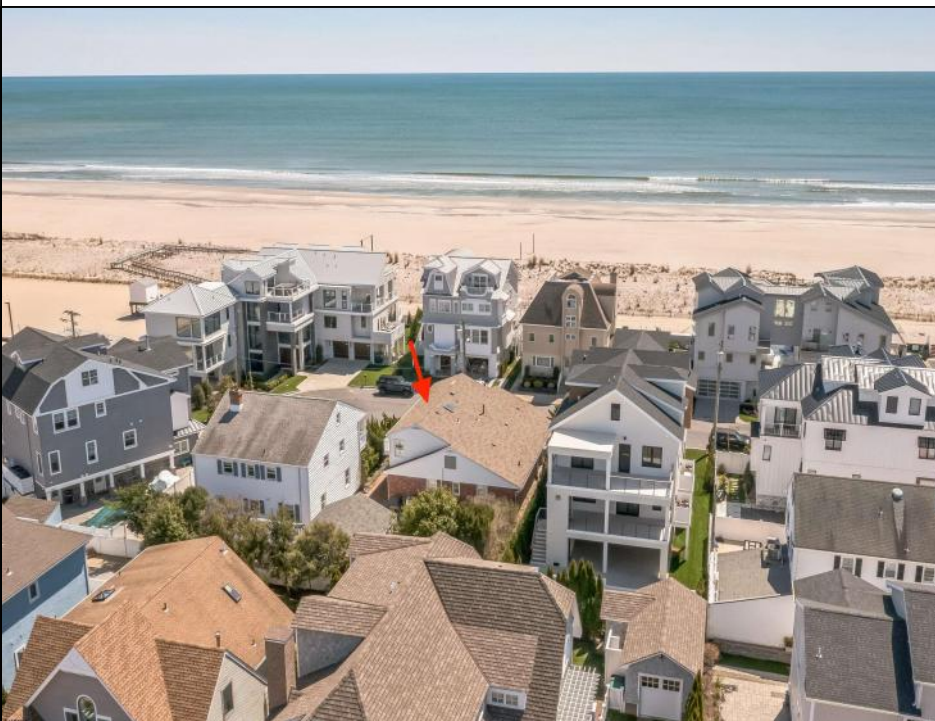
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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3 Dolphin Dr  
Margate, NJ 08402

Asking \$4,250,000.00



## COMMENTS

**LARGEST MARGATE BEACH BLOCK LOT ON THE MARKET – NEARLY TWICE THE SIZE OF CURRENT LISTINGS!** Unparalleled direct ocean views on the **ONLY** true beach block cul-de-sac in all of Margate City and Absecon Island! This secluded 6-bedroom, 3-bathroom home sits on an extraordinary 50' x 115' lot, offering an exclusive and private beachfront experience. If you're looking for a home with character and longevity, this classic mid-century beauty has stood strong for 66 years, lovingly maintained by the same family for six decades. Features include a new roof, HVAC, garage doors, windows, fresh paint, a remodeled kitchen, and a resurfaced balcony deck with new sliders from the spacious master suite. A dedicated laundry room provides easy beach clean-up, while off-street parking for up to six cars is a rare find on a beach block. This home is within walking distance of the Margate Library, Pavilion, park, playground, restaurants, shops, banks, and more. The formal dining room and oversized living room create a perfect flow for entertaining, and the secluded backyard—with lush landscaping—has hosted everything from intimate gatherings to a wedding reception for 50 guests. The detached oversized garage offers major flexibility and could be converted into an in-law suite, office, pool house, rec room, or entertainment space. Property is in the "circle of millionaires"—a rare find with unmatched lot size and location! Don't miss this prime, one-of-a-kind opportunity in Margate—act now to make it yours for summer!

## PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Deck	Deck	Detached Garage	Breakfast Nook
Patio	Patio	One Car	Dining Room
Porch	Porch		Eat In Kitchen
Sidewalks	Sidewalks		Handicapped Room
<p>Ask for Cynthia Hines Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: cah@bergerrealty.com</p>			
Basement	Basement	Gas-Natural	
Crawl Space	Crawl Space		



Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer