

Berger Realty

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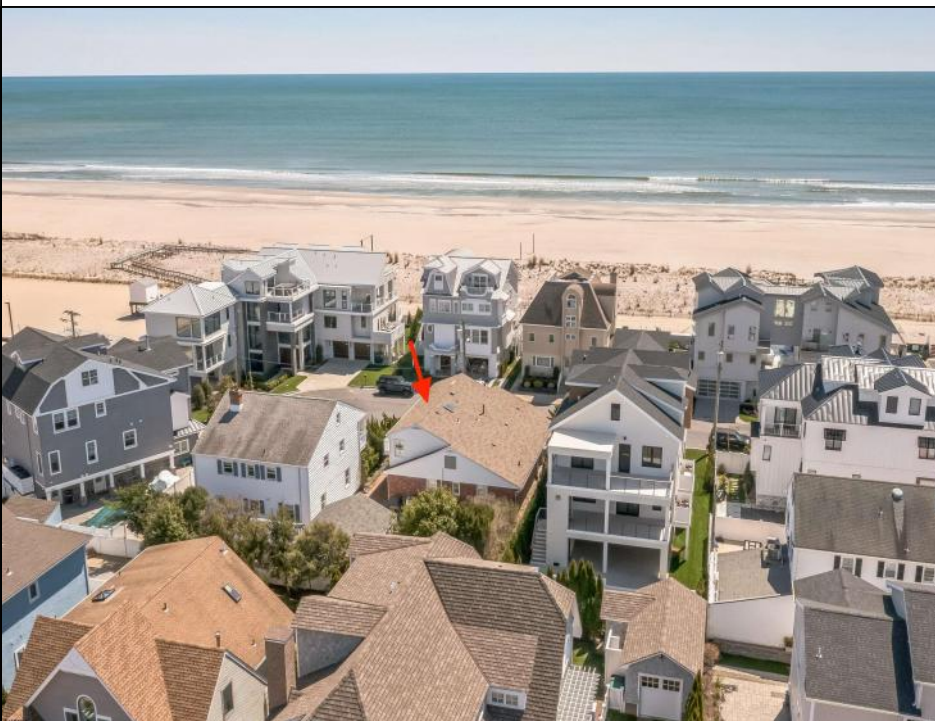


Berger Realty, Inc.
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Ocean City, NJ 08226
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3 Dolphin Dr
Margate, NJ 08402

Asking \$4,250,000.00



COMMENTS

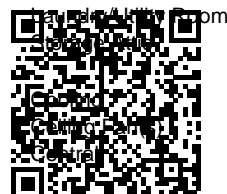
LARGEST MARGATE BEACH BLOCK LOT ON THE MARKET – NEARLY TWICE THE SIZE OF CURRENT LISTINGS! Unparalleled direct ocean views on the **ONLY** true beach block cul-de-sac in all of Margate City and Absecon Island! This secluded 6-bedroom, 3-bathroom home sits on an extraordinary 50' x 115' lot, offering 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		Full Bath
			Full Kitchen
			Full Living Room
			Full Master Bedroom
			Full Second Bedroom
			Full Third Bedroom
			Full Fourth Bedroom
			Full Fifth Bedroom
			Full Sixth Bedroom
			Full Seventh Bedroom
			Full Eighth Bedroom
			Full Ninth Bedroom
			Full Tenth Bedroom
			Full Eleventh Bedroom
			Full Twelfth Bedroom
			Full Thirteenth Bedroom
			Full Fourteenth Bedroom
			Full Fifteenth Bedroom
			Full Sixteenth Bedroom
			Full Seventeenth Bedroom
			Full Eighteenth Bedroom
			Full Nineteenth Bedroom
			Full Twentieth Bedroom
			Full Twenty-first Bedroom
			Full Twenty-second Bedroom
			Full Twenty-third Bedroom
			Full Twenty-fourth Bedroom
			Full Twenty-fifth Bedroom
			Full Twenty-sixth Bedroom
			Full Twenty-seventh Bedroom
			Full Twenty-eighth Bedroom
			Full Twenty-ninth Bedroom
			Full Thirtieth Bedroom
			Full Thirty-first Bedroom
			Full Thirty-second Bedroom
			Full Thirty-third Bedroom
			Full Thirty-fourth Bedroom
			Full Thirty-fifth Bedroom
			Full Thirty-sixth Bedroom
			Full Thirty-seventh Bedroom
			Full Thirty-eighth Bedroom
			Full Thirty-ninth Bedroom
			Full Fortieth Bedroom
			Full Forty-first Bedroom
			Full Forty-second Bedroom
			Full Forty-third Bedroom
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			Full Forty-fifth Bedroom
			Full Forty-sixth Bedroom
			Full Forty-seventh Bedroom
			Full Forty-eighth Bedroom
			Full Forty-ninth Bedroom
			Full Fiftieth Bedroom
			Full Fifty-first Bedroom
			Full Fifty-second Bedroom
			Full Fifty-third Bedroom
			Full Fifty-fourth Bedroom
			Full Fifty-fifth Bedroom
			Full Fifty-sixth Bedroom
			Full Fifty-seventh Bedroom
			Full Fifty-eighth Bedroom
			Full Fifty-ninth Bedroom
			Full Sixtieth Bedroom
			Full Sixty-first Bedroom
			Full Sixty-second Bedroom
			Full Sixty-third Bedroom
			Full Sixty-fourth Bedroom
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			Full Eighty-seventh Bedroom
			Full Eighty-eighth Bedroom
			Full Eighty-ninth Bedroom
			Full Ninetieth Bedroom
			Full Ninety-first Bedroom
			Full Ninety-second Bedroom
			Full Ninety-third Bedroom
			Full Ninety-fourth Bedroom
			Full Ninety-fifth Bedroom
			Full Ninety-sixth Bedroom
			Full Ninety-seventh Bedroom
			Full Ninety-eighth Bedroom
			Full Ninety-ninth Bedroom
			Full One Hundred Bedroom



Ask for Dawn Warner
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Call: 609-399-0076
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Basement
Crawl Space



Hot Water
Gas

Water
Public

Sewer
Public Sewer