

Berger Realty

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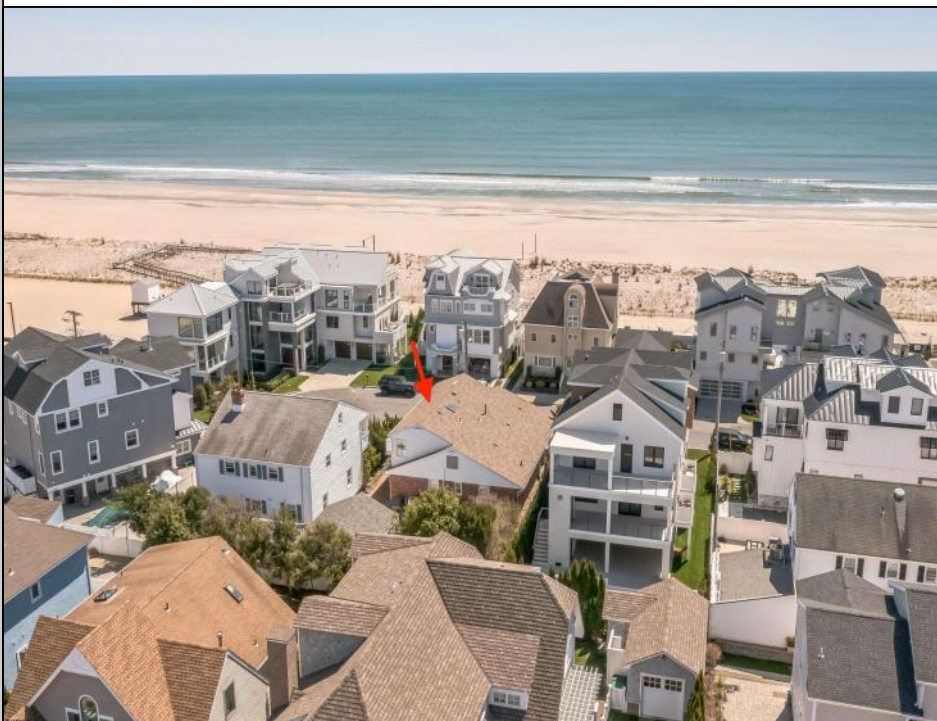


Berger Realty, Inc.
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Ocean City, NJ 08226
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3 Dolphin Dr
Margate, NJ 08402

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	Ask for J.K. Hepler, Jr.	One Car	Dining Room
Porch	Berger Realty Inc		Eat In Kitchen
Sidewalks	3160 Asbury Avenue, Ocean City		Laundry Room
	Call: 609-399-0076		
	Email to: jkh@bergerrealty.com		
Basement		Gas-Natural	
Crawl Space			



Hot Water
Gas

Water
Public

Sewer
Public Sewer