



## **COMMENTS**

Discover this newly built gem in the highly sought-after ABC Street section of Margate! This luxurious 5-bedroom, 4.5-bath home offers breathtaking northeast skyline views and an openconcept living space designed for seamless entertaining. The popular Shore-style upside-down layout places the modern kitchen on the second floor, featuring high-end finishes and a large center island. This level also includes a dining area, pantry space, and a spacious living room with access to an expansive balcony-perfect for relaxing or enjoying your morning coffee. A convenient half bath is also located on this floor, making it ideal for guests and entertaining. On the third floor, you'll find 4 bedrooms and 3 bathrooms, all bathed in natural light. 2 of the bedrooms have private en-suites. For added convenience, the laundry area is also located on this level. The top-floor owner\'s suite offers a private balcony with stunning views, a luxurious ensuite bathroom, and exceptional closet space. A 4-stop elevator provides easy access to all floors, whether you're carrying groceries, luggage, or simply moving between levels with ease. Ample off-street parking is available on both the side and front of the property, in addition to a spacious garage. The main level also offers extra storage space. The fenced-in backyard provides privacy and a secure area for pets, making it perfect for relaxation and family enjoyment. Designed by Fenwick Architects, this home effortlessly blends luxury with practicality. Just moments from the beach, Margate's vibrant commercial district, and the Ventnor Boardwalk, it offers the perfect balance of tranquility and convenience. Whether you\re looking for a serene getaway or a year-round beachside retreat, this exceptional property is ready for its perfect owner.

PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Deck	Attached Garage	Dining Area
Vinyl	Fenced Yard	Auto Door Opener	Great Room
Wood	Sidewalks Sprinkler System	One Car	Laundry/Utility Room

Cooling

Central

Ceiling Fan(s)

Multi-Zoned

InteriorFeatures AppliancesIncluded Heating Monoxide Dishwasher Carbon Gas-Natural Disposal Detector Elevator Dryer Kitchen Center Island Gas Stove Smoke/Fire Alarm Microwave Refrigerator Storage

Self Cleaning Oven

Walk In Closet





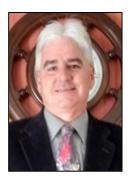
Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

Washer

HotWater Water Sewer
Gas Public Public Sewer



Ask for John Tonkinson
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: jtn@bergerrealty.com

