



**108 Clermont
Margate, NJ 08402**

Asking \$1,700,000.00



COMMENTS

Great opportunity to purchase a home in the highly sought-after ABC Street section of Margate! This 5-bedroom, 4.5-bath home offers breathtaking northeast skyline views and an open-concept living space designed for seamless entertaining. The popular Shore-style upside-down layout places the modern kitchen on the second floor, featuring a large center island and separate dining space. This level also includes a spacious living room with access to an expansive balcony—perfect for enjoying your morning coffee or relaxing after a day spent in the sun. 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, an en-suite bathroom, and walk-in closet. A 4-stop elevator provides easy access to all floors, whether you're carrying groceries, luggage, or simply moving between levels with ease. There is a spacious garage as well as ample off-street parking on both the side and front of the property. The fenced-in backyard provides privacy and a secure area for pets, making it perfect for relaxation and family enjoyment. This home was designed by Fenwick Architects and built by Clifford Lee and Richard Kenneth Assoc. and is just moments from the beach, Margate's vibrant commercial district, and the Ventnor Boardwalk. Whether you're looking for a serene getaway or a year-round beachside retreat, this 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	One Car	Laundry/Utility Room
		Sprinkler System		
InteriorFeatures		AppliancesIncluded	Heating	Cooling
Carbon Monoxide	Dishwasher		Gas-Natural	Ceiling Fan(s)
Detector	Disposal			Central
Elevator	Dryer			Multi-Zoned
Kitchen Center Island	Gas Stove			
Smoke/Fire Alarm	Microwave			
Storage	Refrigerator			
Walk In Closet	Self Cleaning Oven			
	Washer			

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Steven Orner
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: slo@bergerrealty.com

