



**108 Clermont  
Margate, NJ 08402**

**Asking \$1,999,999.00**



**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 open-concept 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 en-suite 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          | One Car          | Laundry/Utility Room |
|                          | Sprinkler System   |                  |                      |
| InteriorFeatures         | AppliancesIncluded | Heating          | Cooling              |
| Carbon Monoxide Detector | Dishwasher         | Gas-Natural      | Ceiling Fan(s)       |
| Elevator                 | Disposal           |                  | Central              |
| Kitchen Center Island    | Dryer              |                  | Multi-Zoned          |
| Smoke/Fire Alarm         | Gas Stove          |                  |                      |
| Storage                  | Microwave          |                  |                      |
| Walk In Closet           | Refrigerator       |                  |                      |
|                          | Self Cleaning Oven |                  |                      |

# Berger Realty

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