



**300 Delavan  
Margate, NJ 08402**

**Asking \$1,989,000.00**



#### COMMENTS

This exquisite custom-built home offers 5 bedrooms and 3.5 baths, perfectly situated on a large 95x65 lot with a massive outdoor space featuring a heated in ground Gunite pool. The inviting first floor features a grand foyer, a formal dining room, and a versatile bonus room—ideal as a fifth bedroom, den, or office. The chef's kitchen is designed for both style and function, boasting premium finishes and a bar area with a beverage refrigerator. An open-concept living room, complete with a cozy fireplace, seamlessly extends to the spectacular backyard. Ascending the elegant staircase, you'll find a luxurious primary suite with a grand ensuite bathroom, walk-in closet and a private deck— making this your personal retreat. Another spacious bedroom suite also offers deck access, while the Jack and Jill bedrooms provide an ideal setup for family or guests. There is an abundance of closet space to enhance convenience. Outside, the beautifully designed backyard is an entertainer's dream, featuring a large deck, paver patio, and ample space for entertaining large and small gatherings. With an attached garage and a large driveway, off-street parking is plentiful. Just a short stroll to the beach, top-tier dining, and premier shopping, this rare Margate gem is a must-see!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Shingle	Cabana	Attached Garage	Den/TV Room
Stone	Curbs	Auto Door Opener	Dining Room
Vinyl	Deck	One Car	Eat In Kitchen
	Fenced Yard		Laundry/Utility Room
	Outside Shower		Library/Study
	Patio		Pantry
	Paved Road		Storage Attic
	Pool-In Ground		
	Shed		
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Burglar Alarm	Crawl Space	Forced Air
Carbon Monoxide Detector	Central Vacuum		Gas-Natural
Security System	Dishwasher		Multi-Zoned
Smoke/Fire Alarm	Disposal		
Storage	Dryer		
	Gas Stove		

# Berger Realty

• Since 1928 •



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



Walk In Closet

Intercom  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Cooling  
Ceiling Fan(s)  
Central  
Gas  
Multi-Zoned

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [dew@bergerrealty.com](mailto:dew@bergerrealty.com)

