



**213 Harding  
Margate, NJ 08402**

**Asking \$1,295,000.00**



#### COMMENTS

Open House Saturday May 3rd 11am - 1pm and Sunday May 4th 12pm - 2pm!! Welcome to your dream home in the heart of Margate's Marina District! This brand-new construction townhome offers the epitome of modern living, boasting three bedrooms, three full bathrooms, and one half bathroom. Located just a short stroll from Margate's premier entertainment and dining spots including Tomatoes, Steve and Cookie's, Betty's, and more, convenience and luxury converge effortlessly. Step inside to discover a thoughtfully designed layout spread across three levels. The first floor welcomes you with an open living space seamlessly blending into an expansive kitchen featuring Matte White Cafe appliance package a peninsula with seating for 6+, perfect for hosting gatherings. Upstairs, the second level features a primary bedroom with en suite bathroom, an additional bedroom, and a full hall bathroom. Ascend to the third level to find another bedroom, a jack and jill bathroom, a wet bar, and a roof deck offering breathtaking sunset and bay views. The ground level offers a private garage and bonus room ideal for a dry bar or additional storage, leading out to a back patio and outdoor shower. With the option to purchase as a townhome or both units as a duplex, and the flexibility to rent one out for additional income or keep both for larger families seeking privacy, the possibilities are endless in this remarkable property. Don't miss the chance to make this your own coastal oasis! Final construction still being complete, reach out to understand final finishes still in process. Check out the video tour! [https://youtu.be/D\\_Jvaa7mLlw?si=cmh-dT6xEpdbgUc3](https://youtu.be/D_Jvaa7mLlw?si=cmh-dT6xEpdbgUc3)

#### PROPERTY DETAILS

Exterior		OutsideFeatures		ParkingGarage		OtherRooms	
Vinyl		Deck		Attached Garage		Eat In Kitchen	
		Patio		Auto Door Opener			
		Enclosed Shower		Outside One Car			
InteriorFeatures		AppliancesIncluded		Heating		Cooling	
Bar		Dishwasher		Forced Air		Ceiling Fan(s)	
Carbon	Monoxide	Disposal		Gas-Natural		Central	
Detector		Dryer					
Kitchen Center Island		Gas Stove					
Smoke/Fire Alarm		Microwave					
Storage		Refrigerator					
		Washer					
HotWater		Water		Sewer			

# Berger Realty

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Tankless-gas

Public

Public Sewer



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