

# Berger Realty

Since 1928



Berger Realty, Inc.  
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4 Lancaster  
Margate, NJ 08402

Asking \$2,074,900.00



## COMMENTS

Great opportunity to own an oversized Margate lot 1st block north, located on the cusp of the Parkway. This location is ideal, close to the beach, surrounded by some of Margate's most expensive properties, soon to be one of Margate's nicest streets, and a short walk to Margate's premier shopping district. The existing home is in fantastic condition, 4 beds, 3 baths, recently renovated, new hardwood floors, kitchen, appliances, mechanicals, and ready for immediate occupancy. The real opportunity is to build a amazing new construction home on this oversized lot. This lot can accommodate a 7 bedroom + home, with a private serene sunny rear yard, with the option of swimming pool, cabanas, expansive rear patios, amazing exterior spaces, large wrap around front porches, tons of parking and storage and the ability to have either 2 floors or 3 floors of living space. Buy now, occupy or rent, and design your one-of-a-kind dream home. Call for details and to set up a private showing.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Fenced Yard	One Car	Den/TV Room
	Sidewalks	Detached Garage	Dining Room
	Enclosed	Outside	Eat In Kitchen
	Shower		Florida Room

## InteriorFeatures



Hot water

AppliancesIncluded  
Disposal  
Dishwasher  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

AlsoIncluded  
Blinds  
Curtains  
Drapes

Basement  
Crawl Space

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas



Public

Sewer  
Public Sewer

Asks for Theodore C. Keith  
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