

107 Monroe  
Margate, NJ 08402

Asking \$2,350,000.00



COMMENTS

Luxury new construction situated in Margate's fun, exciting and desirable Marina District. The convenient location allows for a quick and pleasant stroll to Margate's business district, fine eateries and casual dining establishments, awesome night life and all of the kid family attractions Margate has to offer and of course, Margate's best beaches. Outside features include totally maintenance free exterior with Azek trim boards and custom columns, beautiful brick accents and custom wood exterior ceilings with an upgraded railing system. The garage makes for a wonderful convenient amenity along with fabulous storage space. The rear yard space is quiet and peaceful and can easily entertain all of your family and friends and includes an incredible veranda area, Gunite pool, and outside kitchen. The grade level is fully finished space featuring 3 stop elevator, high end flooring throughout, custom mill work pkg and flows seamlessly into the oasis like rear yard. The first level features an open floor plan concept with 10 foot soaring ceilings creating a very dramatic space with the oversize windows allowing the natural light to flood in. The chefs kitchen features custom cabinetry, walk in pantry, with an upgraded trim package, accent and task lighting, upgraded appliance package, quartz countertops and a large peninsula which can easily accommodate 5 stools. The oversized dining area is perfectly positioned, adjacent to the kitchen and flows into the large, yet comfortable great room which, comes complete with a gas burning fireplace, wet bar, and access to a covered entertaining deck. Towards the rear of the property is an en' suit and separate full bath. Second level with three additional large and comfortable on sweets with the master bedroom featuring private deck access, large walk-in closet with furniture style fit outs, stunning bath featuring private water closet, dual vanities and walk-in shower complete with multiple body sprays, rain head and glass surround. Builder reserves the right to modify plans, specs etc. with no prior notice.

PROPERTY DETAILS

|                           |  |               |  |
|---------------------------|--|---------------|--|
| Exterior                  | OutsideFeatures  | ParkingGarage | OtherRooms   |
| Fiber Cement Board Siding | Curbs Deck Enclosed Shower Fenced Yard Pool-In Ground Sidewalks Sprinkler System | One Car       | Dining Area Eat In Kitchen Laundry/Utility Room Pantry Primary BR on 1st floor Recreation/Family Storage Attic |
| InteriorFeatures          | AppliancesIncluded   | Basement      | Heating  |
| Carbon Monoxide           | Dishwasher   | Slab          | Forced Air   |

# Berger Realty

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|                       |                    |              |
|-----------------------|--------------------|--------------|
| Detector              | Disposal           | Gas-Natural  |
| Cathedral Ceiling     | Dryer              | Multi-Zoned  |
| Elevator              | Gas Stove          |              |
| Kitchen Center Island | Microwave          |              |
| Smoke/Fire Alarm      | Refrigerator       |              |
| Storage               | Self Cleaning Oven |              |
| Walk In Closet        | Washer             |              |
| Cooling               | HotWater           | Water        |
| Ceiling Fan(s)        | Tankless-gas       | Public       |
| Central               |                    | Sewer        |
| Electric              |                    | Public Sewer |
| Multi-Zoned           |                    |              |



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