

# Berger Realty

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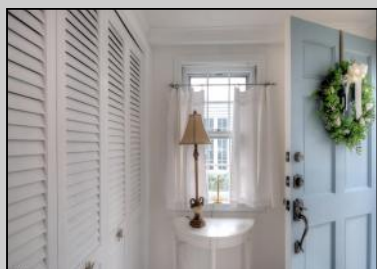


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



15 Douglas  
Margate, NJ 08402

Asking \$1,100,000.00



## COMMENTS

**PRICE IMPROVEMENT!** Experience the ultimate in coastal living JUST TWO BLOCKS FROM THE BEACH in one of MARGATE'S MOST COVETED NEIGHBORHOODS. This beautifully appointed 3-bed, 1½-bath home offers an inviting entry foyer that flows into a versatile TV/sitting/office room—perfect for work-from-home flexibility. Beyond, discover a spacious living room that seamlessly connects to a dining area built for gatherings. The gourmet kitchen boasts stainless steel appliances, sleek cabinetry, and a charming coffee bar nook. A convenient half bath sits right off the kitchen. Through the laundry room is an all-season sunroom, where casual brunches spill out onto the patio. Upstairs, the serene main suite features a private sitting room ideal for reading or relaxing, while two additional bedrooms—share a beautifully updated full bath. Three distinct office/desk areas (two on the first floor, one upstairs) ensure everyone has their own spot to focus. Outside, the backyard oasis is designed for alfresco living: grill and dine under the sky, store all your beach gear, and indulge in a fully enclosed outdoor shower complete with spa-style amenities. Just minutes from local restaurants, boutique shops, the bay's boating and fishing opportunities, Ventnor Boardwalk, and the vibrant attractions of Ocean City, this fabulous beach home is your gateway to year-round seaside enjoyment.

## PROPERTY DETAILS

|          |                                |           |        |                      |
|----------|--------------------------------|-----------|--------|----------------------|
| Exterior | Outside Features               | Parking   | Garage | Other Rooms          |
| Brick    | Fenced Yard                    | None      |        | Den/TV Room          |
| Vinyl    | Outside Shower                 |           |        | Dining Room          |
|          | Patio                          |           |        | Great Room           |
|          | Sidewalk                       |           |        | Laundry/Utility Room |
|          | Asker: Ben Duncan              |           |        | Pantry               |
|          | Berger Realty Inc              |           |        |                      |
|          | 3160 Asbury Avenue, Ocean City |           |        |                      |
|          | Call: 609-399-0076             |           |        |                      |
|          | Email: bmd@bergerrealty.com    |           |        |                      |
|          | Appliances Included            | Heating   |        |                      |
|          | Dishwasher                     | Hot Water |        |                      |
|          | Dryer                          | Radiator  |        |                      |
|          | Gas Stove                      |           |        |                      |
|          | Microwave                      |           |        |                      |
|          | Refrigerator                   |           |        |                      |
|          | Washer                         |           |        |                      |



Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer