

# Berger Realty

Since 1928



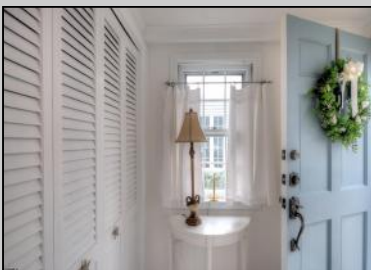
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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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 for Bob Wilkins			Pantry
	Berger Realty Inc			
	109 E 55th St., Ocean City			
	Call: 609-399-4211			
	Appliances included	Heating		
	Dishwasher	Hot Water		
	Dryer	Radiator		
	Gas Stove			
	Microwave			
	Refrigerator			
	Washer			



Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer