

# Berger Realty

Since 1928

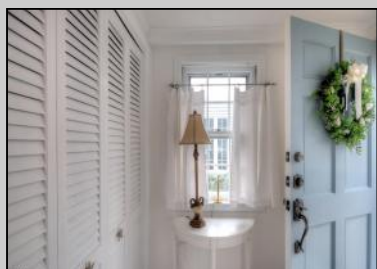


**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**15 Douglas  
Margate, NJ 08402**

**Asking \$1,200,000.00**



## COMMENTS

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: Sheilah Baran			Pantry
	Berger Realty Inc			Recreation Room
	1330 Bay Avenue, Ocean City			Full Bath
	Call: 609-391-1330			Full Bath
	Disposal: sdb@bergerrealty.com			Full Bath
	Appliances Included:	Heating		Full Bath
	Dryer	Hot Water		Full Bath
	Gas Stove	Radiator		Full Bath
	Microwave			Full Bath
	Refrigerator			Full Bath
	Washer			Full Bath



Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer