



**13 Vendome**  
**Margate, NJ 08402**

**Asking \$2,500,000.00**



#### COMMENTS

BEST SOUTHSIDE MARGATE PROPERTY!!! FANTASTIC OPPORTUNITY TO OWN SO CLOSE TO THE BEACH! DON'T MISS OUT!! Ocean views are seen from the multiple decks and also the Primary Suite. The interior highlights include hardwood floors throughout, multi-zone HVAC, and a 3 stop elevator. The first level features 3 spacious guest bedrooms, a ceramic tiled bath, and the laundry room. The second level offers a bright, open and airy floor plan. There is a Great room with a wet bar, wine refrigerator, built-in glass & wood cabinetry, and a free-standing dual sided gas fireplace. The spacious Dining area flows seamlessly into the eat-in Chef's Kitchen featuring stainless steel appliances, a 6 burner gas stove, multiple cabinets, granite countertops and a large center island. There is also seating at the L-shaped counter. Completing the main living space is the Den, an Office area plus a powder room. The front balcony is easily accessed from both the Great room & Dining area making it the perfect place for entertaining friends, enjoying the ocean breeze, and lounging in the afternoon sun. The 3rd level features the huge primary suite with water views, vaulted ceilings, 2 large walk-in closets, whirlpool tub, shower and linen closet. Complementing this property is a large private fenced yard, heated garage plus off-street parking for 3 cars. 13 S. Vendome Avenue is located close to Margate's popular restaurants, miniature golf, ice cream parlors, shopping, the ocean, and wonderful white sandy beaches!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Enclosed	Outside Attached Garage	Breakfast Nook
Vinyl	Shower	Auto Door Opener	Den/TV Room
	Fenced Yard	Heated Garage	Dining Room
	Patio	One Car	Eat In Kitchen
	Porch		Great Room
			Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Dishwasher	Blinds	Crawl Space
Carbon Monoxide	Disposal	Shades	
Detector	Dryer		
Cathedral Ceiling	Gas Stove		
Elevator	Microwave		
Kitchen Center Island	Refrigerator		
Skylight(s)	Self Cleaning Oven		
Smoke/Fire Alarm	Washer		

# Berger Realty

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