

215 Nassau  
Margate, NJ 08402

Asking \$2,650,000.00



SJSRMLS

**COMMENTS**

Luxury New Construction located in the heart of Margate's most desirable neighborhood, the prestigious "All Wars Memorial Parkway Section". The exterior of the property is totally maintenance free and will highlight Hardy backer cement board siding with exec trim details, custom column, upgraded railing system and brick foundation. The double tier entertaining decks are the perfect place to entertain family and friends or just unwind and enjoy life at the shore. The rear yard area is an Oasis, featuring a veranda area which flows seamlessly into a large Gunite heated pool with plenty of room for lounge chairs. A wonderful manicured lawn beyond the pool to create a relaxed and aesthetically pleasing environment. A large shed for all your toys is nicely positioned on the property line. The parking situation is perfect with 3 off-street spots. As you enter through the grade level you can access the 4-stop elevator or easily access the veranda through the sliding glass door. The next level up implements an open floor plan concept featuring high ceilings, stunning kitchen featuring; walk-in pantry, customized cabinetry with glass uppers, accent and task lighting, large island seating area, beautiful quartz countertops and stylish backsplash. The ample dining area is perfectly positioned just beyond the kitchen and can easily accommodate a table of 10, and flows seamlessly into the great room boasting a large fireplace with custom surround, beautiful wet bar area which services the entertaining deck to a "T". Second level offers 3 beautiful, large en'suites with the primary suite offering a true walk-in closet, fully loaded custom bathroom with private water closet, oversized linen closet, luxurious walk in shower, featuring glass surround, dual vanities and floor to ceiling tile. And of course, the private deck is a must have to enjoy the beautiful scenery of the Parkway Section. The third level offers 2 additional guest bedrooms, serviced by the gorgeous hallway bath highlighted with dual vanities, private water closet and fully loaded walk in shower. Builder/seller reserves the right to change plans/finishes with no notice

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Fiber Cement Board Siding	Curbs	None	Dining Area
See Remarks	Deck		Eat In Kitchen
Stone	Enclosed Shower	Outside	Great Room
	Fenced Yard		Laundry/Utility Room
	Pool-In Ground		Pantry
	Shed		Storage Attic
	Sidewalks		
	Sprinkler System		

# Berger Realty

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InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Dishwasher	Slab	Forced Air
Carbon Monoxide Detector	Disposal		Gas-Natural
Elevator	Dryer		Multi-Zoned
Kitchen Center Island	Gas Stove		
Storage	Microwave		
Walk In Closet	Refrigerator		
	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer
Central	Tankless-gas	Public	Public Sewer
Electric			
Multi-Zoned			



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