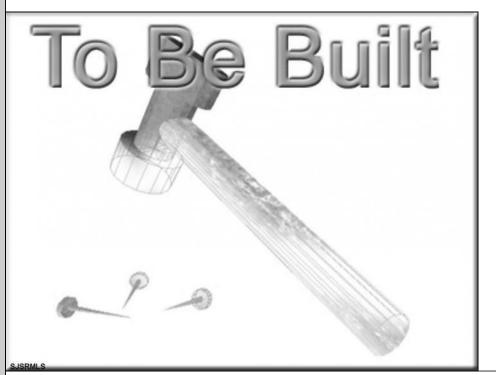
215 Nassau Margate, NJ 08402



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 Curbs	None	Dining Area			
Siding	Deck		Eat In Kitchen			
See Remarks	Enclosed Outsid	le	Great Room			
Stone	Shower		Laundry/Utility Room			
	Fenced Yard		Pantry			
	Pool-In Ground		Storage Attic			
	Shed					
	Sidewalks					
	Sprinkler System					





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



info@bergerrealty.com

InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Dishwasher	Slab	Forced Air
Carbon Monoxide	e Disposal		Gas-Natural
Detector	Dryer		Multi-Zoned
Elevator	Gas Stove		
Kitchen Center Island	Microwave		
Storage	Refrigerator		
Walk In Closet	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer
Central	Tankless-gas	Public	Public Sewer
Electric	5		
Multi-Zoned			



Ask for Cynthia Henes Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: cah@bergerrealty.com

