

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	Fenced Yard		Great Room
	Pool-In Ground		Laundry/Utility Room
	Shed		Pantry
	Sidewalks		Storage Attic
	Sprinkler System		
	Enclosed	Outside	
	Shower		

# Berger Realty

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Interior Features		Appliances Included	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		Hot Water	Water	Sewer
Central		Tankless-gas	Public	Public Sewer
Electric				
Multi-Zoned				



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