

215 Nassau  
Margate, NJ 08402

Asking \$2,850,000.00



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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