



**213 Harding  
Margate, NJ 08402**

**Asking \$1,250,000.00**



#### COMMENTS

Open House Saturday May 24th 10am-12noon and Sunday May 25th 10am-12noon. Welcome to your dream home in the heart of Margate's Marina District! This brand-new construction townhome offers the epitome of modern living, boasting three bedrooms, three full bathrooms, and one half bathroom. Located just a short stroll from Margate's premier entertainment and dining spots including Tomatoes, Steve and Cookie's, Betty's, and more, convenience and luxury converge effortlessly. Step inside to discover a thoughtfully designed layout spread across three levels. The first floor welcomes you with an open living space seamlessly blending into an expansive kitchen featuring Matte White Cafe appliance package a peninsula with seating for 6+, perfect for hosting gatherings. Upstairs, the second level features a primary bedroom with en suite bathroom, an additional bedroom, and a full hall bathroom. Ascend to the third level to find another bedroom, a jack and jill bathroom, a wet bar, and a roof deck offering breathtaking sunset and bay views. The ground level offers a private garage and bonus room ideal for a dry bar or additional storage, leading out to a back patio and outdoor shower. With the option to purchase as a townhome or both units as a duplex, and the flexibility to rent one out for additional income or keep both for larger families seeking privacy, the possibilities are endless in this remarkable property. Don't miss the chance to make this your own coastal oasis! Final construction still being complete, reach out to understand final finishes still in process. Check out the video tour! [https://youtu.be/D\\_Jvaa7mLlw?si=cmh-dT6xEpdbgUc3](https://youtu.be/D_Jvaa7mLlw?si=cmh-dT6xEpdbgUc3)

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Attached Garage	Eat In Kitchen
	Enclosed	Outside Auto Door Opener	
	Shower	One Car	
	Patio		
InteriorFeatures	AppliancesIncluded	Heating	Cooling
Bar	Dishwasher	Forced Air	Ceiling Fan(s)
Carbon Monoxide	Disposal	Gas-Natural	Central
Detector	Dryer		
Kitchen Center Island	Gas Stove		
Smoke/Fire Alarm	Microwave		
Storage	Refrigerator		
	Washer		
HotWater	Water	Sewer	

# Berger Realty

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Tankless-gas

Public

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