



**407 Pembroke**  
**Margate, NJ 08402**

**Asking \$5,499,999.00**



**COMMENTS**

**\*\*JOIN US THIS SATURDAY, MAY 31ST 12-2 FOR AN OPEN HOUSE!!\*\*** HIGH-END, LUXURY PARKWAY BAYFRONT NEW CONSTRUCTION BUILT BY REVOLUTION BUILDERS!! INCREDIBLE, ONE-OF-A-KIND CUSTOM ESTATE WITH 5 BEDROOMS, 5.5 BATHS, IN-GROUND POOL, ELEVATOR & LARGE 3RD FLOOR DECK! You will just fall in love with this highly desirable, secluded location-- one of the prettiest streets on the island! Here is your chance to design your custom bayfront home from the ground up! New bulkhead, multiple boat slips, Hardie Board siding, Andersen 400 series windows & multiple decks to enjoy living life on the water! This custom gorgeous interior will feature top-of-the line finishes, high ceilings, the highest level trim package, & gorgeous hardwood flooring throughout. 4 stories of living!! Ground level with attached two-car garage, large storage area for all of your toys, paddleboards, kayaks, bikes & beach chairs plus a beautiful entry foyer. Spectacular, wide-open main floor of living space with high-end, custom kitchen including Sub-Zero/Wolf appliance package, built-in bar area with large Sub-Zero wine fridge, dining area, living room with built-in fireplace, powder room & mud room. Second floor with 3 large bedroom suites each with their own designer tiled baths including a palatial master suite with walk-in closet, large master bath & bayfront deck! Top floor with 2 more bedrooms with ensuite bathrooms and large deck. Walk to the hottest restaurants, stores, Marina boardwalk & more. NEW CONSTRUCTION & BAYFRONT-- THIS COMBINATION IS HARD-TO-FIND!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
See Remarks	Boat Slip	Two Car	Den/TV Room
	Curbs	Attached Garage	Dining Area
	Deck	Auto Door Opener	Eat In Kitchen
	Fenced Yard	See Remarks	Laundry/Utility Room
	Outside Shower		
	Pool-In Ground		
	Sidewalks		
	Sprinkler System		
	Enclosed	Outside	
	Shower		
InteriorFeatures	AppliancesIncluded	Heating	Cooling
Bar	Disposal	Forced Air	Central
Carbon	Monoxide Dishwasher	Gas-Natural	Electric
Detector	Dryer	Multi-Zoned	Multi-Zoned

# Berger Realty

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Elevator  
Kitchen Center Island  
Storage  
Smoke/Fire Alarm  
Walk In Closet

Gas Stove  
Microwave  
Refrigerator  
Washer

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



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