

# Berger Realty

Since 1928



Ocean 17  
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Ocean City, NJ 08226  
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**3 Dolphin  
Margate, NJ 08402**

**Asking \$4,256,000.00**



## COMMENTS

Discover an exceptional opportunity to own an exclusive BEACH BLOCK residence featuring direct ocean views on a private cul-de-sac in the heart of prestigious Margate City. This rare oversized 50x115 lot is just steps from the sand and offers the perfect blend of timeless coastal charm and future potential. Lovingly maintained by the same family for generations, the existing 2,654 sq ft home features six spacious bedrooms, three full baths, an updated kitchen, and sunlit living areas that flow seamlessly to a generous balcony with direct ocean views. Recent upgrades, including a new roof, HVAC, and windows. A large backyard, detached garage, and ample off-street parking for up to eight cars further elevate this property's appeal. Whether you choose to move in as is, lift the house and enhance its classic character, or build your bespoke dream home in the future, this prime address places you moments from Margate's finest restaurants, boutique shops, and beautiful beaches! Your exclusive coastal lifestyle awaits — don't miss this extraordinary offering.

## PROPERTY DETAILS

|                   |                                  |                        |                                      |
|-------------------|----------------------------------|------------------------|--------------------------------------|
| Exterior<br>Brick | ParkingGarage<br>Detached Garage | Heating<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central |
|-------------------|----------------------------------|------------------------|--------------------------------------|

|                 |                       |
|-----------------|-----------------------|
| Water<br>Public | Sewer<br>Public Sewer |
|-----------------|-----------------------|



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