



**7723 Ventnor  
Margate, NJ 08402**

**Asking \$1,750,000.00**



**COMMENTS**

Welcome to this magnificent three-story home located just two short blocks from the beach, in the highly sought-after "A-B-C Section" of Margate. Offering 2,320 square feet of beautifully maintained living space, this residence features 5 bedrooms and 4 full bathrooms, making it the perfect retreat for family and guests. Upon entering, you're greeted by an open-concept layout with a thoughtfully updated kitchen showcasing an oversized island with ample storage, quartz countertops, 42" cabinets, and a full stainless steel appliance package. The main level also includes a spacious living and dining area, a full bathroom, and a convenient laundry area. A flexible bonus room with a Murphy bed offers the option to serve as a sixth bedroom — ideal for accommodating visitors especially there is a full bathroom on the first floor. The second floor offers two additional bedrooms, a hall bath, and a luxurious oversized primary suite with cathedral ceilings, a private balcony, generous closet space, and an en-suite bathroom. The third level includes two more bedrooms and another full hall bath, providing plenty of space for everyone. Step outside to enjoy a lovely backyard featuring a newly updated deck (2023), an outdoor shower with hot and cold water, space for outdoor dining, a hammock, green space for pets or play, and an inground sprinkler system for easy maintenance. The paver driveway accommodates two vehicles—or three if you remove the outdoor table—and a side storage room provides the perfect place to keep your beach gear and bikes. Additional upgrades include a tankless water heater and a complete renovation of the first floor in 2018. Best of all, the location is unbeatable—just a short stroll to the beach and close to all of Margate's top attractions. Enjoy coastal living at its finest, without ever needing to move your car.

**PROPERTY DETAILS**

|                          |                    |               |                |
|--------------------------|--------------------|---------------|----------------|
| Exterior                 | OutsideFeatures    | ParkingGarage | OtherRooms     |
| Vinyl                    | Curbs              | None          | Eat In Kitchen |
|                          | Deck               |               |                |
|                          | Outside Shower     |               |                |
|                          | Porch              |               |                |
|                          | Sidewalks          |               |                |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded  | Basement       |
| Carbon Monoxide Detector | Burglar Alarm      | Blinds        | Crawl Space    |
| Cathedral Ceiling        | Dishwasher         | Shades        |                |
| Kitchen Center Island    | Disposal           |               |                |
| Security System          | Dryer              |               |                |
| Smoke/Fire Alarm         | Gas Stove          |               |                |
|                          | Microwave          |               |                |

# Berger Realty

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