



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

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Tanya Pinkerton  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tp@bergerrealty.com](mailto:tp@bergerrealty.com)

