



**8 Colmar  
Margate, NJ 08402**

**Asking \$1,450,000.00**



#### COMMENTS

**\*\*JOIN US THIS SATURDAY, AUGUST 23RD 11-1 FOR OUR OPEN HOUSE!! \*\***  
**COMPLETELY RENOVATED, LIKE BRAND NEW CONSTRUCTION!** This new home features 4 bedrooms, 3.5 new baths, 2 potential master-suites and a **HUGE FENCED-IN YARD WITH PAVED PATIO AND PLENTY OF ROOM FOR A POOL!!** Main living area with beautiful vaulted ceiling, gorgeous high-end kitchen with center-island and dining area out to the patio! **FIRST FLOOR MASTER-SUITE or DEN** with walk-in closet, laundry area and powder room with beautiful wallpaper. Second floor with 2nd master-suite, two more bedrooms and another designer bath! Luxury vinyl flooring throughout and all of the best features and finishes. New front porch and enclosed outdoor shower. Perfect for year-round or summer living at the beach. Located in a great neighborhood and walking distance to all of the best stores including Starbuck's, Dino's, Casell's, Juice Pod and more! No traffic or hustle and bustle to deal with. Completely turn-key! **THIS IS SHORE LIVING AT ITS BEST.**

#### PROPERTY DETAILS

|                       |                    |               |                         |
|-----------------------|--------------------|---------------|-------------------------|
| Exterior              | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Vinyl                 | Curbs              | None          | Den/TV Room             |
|                       | Enclosed           | Outside       | Dining Area             |
|                       | Shower             |               | Eat In Kitchen          |
|                       | Fenced Yard        |               | Great Room              |
|                       | Outside Shower     |               | In-Law Quarters         |
|                       | Patio              |               | Laundry/Utility Room    |
|                       | Porch              |               | Primary BR on 1st floor |
|                       | Sidewalks          |               | Recreation/Family       |
|                       | Sprinkler System   |               | Storage Attic           |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded  | Basement                |
| Carbon Monoxide       | Dishwasher         | Blinds        | Crawl Space             |
| Detector              | Disposal           |               |                         |
| Cathedral Ceiling     | Dryer              |               |                         |
| Kitchen Center Island | Gas Stove          |               |                         |
| Smoke/Fire Alarm      | Microwave          |               |                         |
| Storage               | Refrigerator       |               |                         |
| Walk In Closet        | Self Cleaning Oven |               |                         |
|                       | Washer             |               |                         |
| Heating               | Cooling            | HotWater      | Water                   |

# Berger Realty

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