



**8904 Ventnor  
Margate, NJ 08402**

**Asking \$5,290,000.00**



#### COMMENTS

Luxury living at its finest featuring perhaps, the most sought after address in all of Margate. Beautifully positioned on the South side of the prestigious "All Wars Memorial Park Way" and located directly on the corner of Thurlow Avenue. The convenience of this location allows easy access to Margate's casual and fine dining establishments, fun and exciting business district, kid friendly entertainment, and Margate's best beaches. The Red brick façade with granite lentils and keystones over each and every window along, with the herringbone design accents on the multiple fireplaces, speaks to the quality and craftsmanship of this executive style home. The faux slate roof is not only aesthetically pleasing but also perhaps the most durable roofing product currently available. Not to outdo itself, the Anderson storm guard windows are a feature rarely seen even in today's most impressive of homes. Adding to the quality lifestyle the property offers, are the multi-tier wraparound entertaining decks, adorned with quarried slate and diamond cut slate treads and accented with heavy gauge, powder coated aluminum railings and custom Azek columns. The rear of the property is truly magnificent, boasting a large covered entertaining deck with Trex decking boards, overlooking the state of the art outside kitchen which, comes complete with a wood burning fireplace and gas igniter, for added convenience. The pool and spa area is surrounded with natural slate with the spa being raised showing its beauty and grace. Upon entering the property you are greeted with architectural genius featuring 20 foot ceilings in the foyer, curved staircase, superior custom millwork package and designer chandelier. The open floor plan concept is beautifully functional and designed with family in mind. The main living space offers tons of natural light pouring in through the radius transom windows and the understated fireplace is flanked with French doors leading to the deck space. The adjacent formal dining area can easily accommodate a table of 12 and perfect space for the gathering of family and friends. Through the hallway is the amazing chefs kitchen complete with custom cabinetry with glass uppers which are illuminated, high end stainless steel appliance package, stunning island area with exotic wood, radius counter and leads into the sunroom that is highlighted with a wall of windows and deck access on either side of the room, truly a space to behold. Towards the rear of the first level is a 2nd staircase, luxury half bath and large mudroom for access from the beach. The 2nd level offers 3 en'suites, with fully custom, stylish bathrooms, walk in closets with professional fit outs, impressive mill work package and deck access with OCEAN VIEWS. The left side wing of the property is reserved for the true primary suite boasting a large sundrenched deck with OCEAN VIEWS as well as views of the Atlantic city SKYLINE. The gas burning fireplace and custom stone surround add to the ambience of the space with the dual closet adding to the list of luxury items. The master bath is highlighted with a large walk-in shower featuring a floating bench, rain head, handheld wand and steam shower feature along with a free standing soaking tub. The 3rd level features 2 large guest bedrooms with lots of

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



windows and closet space and is serviced by a hallway bath highlighted with large walk-in shower, complete with rain head, soaking tub and custom fixtures. This executive style home was built by renowned craftsman John Van Dyne and designed by the Zacker group architectural professionals.

#### PROPERTY DETAILS

|                                                                                                           |                                                                                                                      |                                  |                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Brick                                                                                         | OutsideFeatures<br>Curbs<br>Enclosed<br>Shower<br>Fenced Yard<br>Pool-In Ground<br>Sprinkler System<br>Whirlpool/Spa | ParkingGarage<br>None<br>Outside | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry |
| InteriorFeatures<br>Cathedral Ceiling<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer            | AlsoIncluded<br>See Remarks      | Heating<br>Gas-Natural<br>Multi-Zoned                                                                                        |
| Cooling<br>Ceiling Fan(s)<br>Central                                                                      | Water<br>Public                                                                                                      | Sewer<br>Public Sewer            |                                                                                                                              |



Ask for David P. Hadtko,  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [dph@bergerrealty.com](mailto:dph@bergerrealty.com)

