

**103 Nassau  
Margate, NJ 08402**

**Asking \$7,299,000.00**



#### **COMMENTS**

Luxury new construction- located in Margate's premier neighborhood, the "All Wars Memorial Parkway" section and situated on one of the most desirable beach block Street on the Parkway, Nassau Avenue. We are proud to introduce the most creative, innovative, architecturally pleasing properties into the market today. Exterior features include-individual cedar shake siding with flared corners, beautifully complimented with a standing seam roof, brick foundation, vertical posts and stunning Azek bump outs. Parking becomes a non-issue with 2 Off street parking spots in front of the rare 2-car garage with no impediment to negotiate. The rear entertaining space is magnificent and includes a large veranda area complete with fireplace, wet bar area, large dining space and overlooks a fabulous oversized Gunite pool/spa. As you enter through the pivot door leading to the fully tiled foyer, the attention to detail is evident with the custom millwork pkg adorning the space. Towards the rear of the property you can easily access the 4 stop elevator, additional individualized storage area, . The Fully customized floating staircase is truly a work of art and leads to the main living area which offers an open floor plan concept, soaring ceilings which is accented with coffered detail, perfect for entertaining family and friends. The large kitchen boasts custom cabinetry, high-end appliance package, expansive island, perfect for casual dining with a quartz countertop, perfectly complementing the stylish backsplash. Just off the kitchen is a very unique walk in butlers pantry, lending itself to effortless entertaining down the shore. Towards the front of the property is a large space complete with custom millwork can easily accommodate a table of 10, and flows freely through a set of glass sliders to an expansive sun drenched entertaining deck, offering dynamic ocean views The great room highlights a 6' linear crystal, electric fully customizable, fireplace with heating element creating the perfect space for the theater size TV above. A flex room with a full bath rounds out the first level. Level #2 three tremendous on suites complete with custom tile, designer fixtures, glass surrounds on all of the showers and all of the amenities anyone could imagine. The introduction of the two-story den will forever change the path of Margate architecture. The incredibly dramatic, impressive space is sure to excite your senses. Highlights include aesthetically pleasing and very practical wet bar, 6' electric, crystal linear fireplace with heat feature and fully programmable and is flank by 4 large windows. The level above offers a cat walk which overlooks incredible space. Towards the front of the property is a wall of windows allowing an abundance of natural light to flow into the space. Through a set of sliders is an enormous sun drenched entertaining deck that features direct and dynamic ocean views. A dedicated laundry area rounds out this level. The third level is dedicated to the primary suite and features, soaring ceilings, 2 oversized walk-in closets With the primary bath boasting duel vanities, duel water closets and private laundry area. The luxury shower is simply amazing with switch control ionized glass, 7 diverters, 4 rain heads, multiple shower heads and wands, along

# Berger Realty

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with a custom bench.

## PROPERTY DETAILS

|                       |                       |               |                      |
|-----------------------|-----------------------|---------------|----------------------|
| Exterior              | OutsideFeatures       | ParkingGarage | OtherRooms           |
| Brick                 | Curbs                 | Two Car       | Dining Area          |
| See Remarks           | Deck                  |               | Eat In Kitchen       |
|                       | Enclosed      Outside |               | Great Room           |
|                       | Shower                |               | Laundry/Utility Room |
|                       | Fenced Yard           |               | Pantry               |
|                       | Patio                 |               | Recreation/Family    |
|                       | Pool-In Ground        |               |                      |
|                       | Sidewalks             |               |                      |
|                       | Sprinkler System      |               |                      |
|                       | Whirlpool/Spa         |               |                      |
| InteriorFeatures      | AppliancesIncluded    | Basement      | Heating              |
| Bar                   | Dishwasher            | Slab          | Forced Air           |
| Carbon      Monoxide  | Disposal              |               | Gas-Natural          |
| Detector              | Dryer                 |               | Multi-Zoned          |
| Cathedral Ceiling     | Gas Stove             |               |                      |
| Elevator              | Microwave             |               |                      |
| Kitchen Center Island | Refrigerator          |               |                      |
| Smoke/Fire Alarm      | Self Cleaning Oven    |               |                      |
| Storage               | Washer                |               |                      |
| Walk In Closet        |                       |               |                      |
| Cooling               | HotWater              | Water         | Sewer                |
| Ceiling Fan(s)        | Tankless-gas          | Public        | Public Sewer         |
| Central               |                       |               |                      |
| Electric              |                       |               |                      |
| Multi-Zoned           |                       |               |                      |

