



**8508 Wellington  
Margate, NJ 08402**

**Asking \$1,399,000.00**



#### COMMENTS

HUGE, OVERSIZED LOT ACROSS FROM THE BAY!! This an AMAZING OPPORTUNITY in the perfect dream location-- a quiet neighborhood and close to everything! The current house features 4 LARGE bedrooms, bonus family room/den, 3 full baths and an attached garage. You'll be pleasantly surprised with the spacious living space throughout!! Great front porch, fenced-in yard, outdoor shower and shed. This is the perfect opportunity to RENOVATE or BUILD YOUR NEW DREAM HOME WITH A LARGE POOL!! A new home here would have INCREDIBLE, ENDLESS BAY VIEWS & DREAMY SUNSETS!! The house is currently in great condition with a newer kitchen! Ideal year-round or summer location close to the JCC, fields and so much more right in the center in town.. WALK OR BIKE TO BOTH ENDS OF MARGATE! Don't miss your chance to own a piece of paradise. Both lots have been consolidated and the total lot size is 7,460 SF. This lot has LOTS of possibilities!!! CALL TODAY!

#### PROPERTY DETAILS

|                          |                    |                 |                      |
|--------------------------|--------------------|-----------------|----------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Brick                    | Curbs              | Attached Garage | Den/TV Room          |
| Vinyl                    | Fenced Yard        | One Car         | Dining Room          |
|                          | Handicap Access    |                 | Eat In Kitchen       |
|                          | Outside Shower     |                 | Florida Room         |
|                          | Patio              |                 | Great Room           |
|                          | Porch              |                 | Laundry/Utility Room |
|                          | Porch Enclosed     |                 | Recreation/Family    |
|                          | Shed               |                 | Storage Attic        |
|                          | Sidewalks          |                 |                      |
|                          | Sprinkler System   |                 |                      |
| InteriorFeatures         | AppliancesIncluded | Basement        | Heating              |
| Carbon Monoxide Detector | Dishwasher         | Crawl Space     | Baseboard            |
| Kitchen Center Island    | Gas Stove          |                 | Gas-Natural          |
| Security System          | Microwave          |                 | Hot Water            |
| Smoke/Fire Alarm         | Refrigerator       |                 |                      |
| Storage                  | Self Cleaning Oven |                 |                      |
| Cooling                  | HotWater           | Water           | Sewer                |
| Ceiling Fan(s)           | Gas                | Public          | Public Sewer         |
| Central                  |                    |                 |                      |

# 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)



Multi-Zoned

