



**8509 Atlantic  
Margate, NJ 08402**

**Asking \$3,995,000.00**



#### COMMENTS

Experience true coastal living in this charming 5 bedroom, 3.5 bath beach house situated just steps away from one of Margate's finest beaches. This property has been meticulously maintained and landscaped. The home is situated on an oversized Southside corner lot (65' x 100') and nestled among beautiful mature trees and a lush garden. A perfect setting for outdoor dining and entertaining. This light filled hidden gem features a bright open layout with living area and adjoining dining area & kitchen. A stone wall houses a gas fireplace; perfect for winter weekend getaways. A separate sun lit seating area is another place for rest and relaxation. The main level also features the primary bedroom suite. A comfortable and easy life style. This beach house also features a fully contained in-law suite / apartment providing a perfect blend of privacy. The suite which is attached to the main house offers a separate bedroom, adjoining bathroom, living room and a fully appointed kitchen.. The separate entrance is perfect for independent living. With its coastal - inspired decor and southside location, this beach house is a true oasis by the sea.

#### PROPERTY DETAILS

|                                       |                                                                                                                            |                                   |                                                                                                                 |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior<br>Cedar                     | OutsideFeatures<br>Deck<br>Outside Shower<br>Sprinkler System                                                              | ParkingGarage<br>One and Half Car | OtherRooms<br>Den/TV Room<br>Florida Room<br>In-Law Quarters<br>Laundry/Utility Room<br>Primary BR on 1st floor |
| InteriorFeatures<br>Security System   | AppliancesIncluded<br>Burglar Alarm<br>Disposal<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds            | Basement<br>Crawl Space                                                                                         |
| Heating<br>Gas-Natural<br>Multi-Zoned | Cooling<br>Central<br>Multi-Zoned                                                                                          | HotWater<br>Gas                   | Water<br>Public                                                                                                 |

# Berger Realty

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Sewer  
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