

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



6 Clermont  
Margate, NJ 08402

Asking \$1,999,999.00



## COMMENTS

6 N Clermont — Prime Margate Location! Conveniently situated in the ABC streets of Margate, one of the area's most sought-after neighborhoods, this newer-construction, meticulously maintained home is just 2+ short blocks to the beach, boardwalk, and shopping district. The main floor features an open-concept layout with 9-foot ceilings, large windows, and a modern kitchen seamlessly connected to the living area. Additional highlights include a tankless hot water heater, a large utility room, an elevator, and two outdoor decks—perfect for barbecues and entertaining. The primary suite boasts a spacious bathroom and a walk-in custom closet. The secondary bedrooms are generously sized, and the third floor includes a fourth bedroom with a full bath plus a versatile flex room—ideal as a playroom, office, or exercise space. Crown molding throughout the home adds a touch of elegance, complemented by recessed LED lighting, an EV charger, irrigation system, an extra fridge in the downstairs garage, and a large backyard with an oversized shower. This home blends style, function, and beachside lifestyle in a clean, well-maintained package, making it the perfect retreat for summer, year-round living, or a smart investment.

## PROPERTY DETAILS

|                                                                                                                                                |                          |                                                                                                                                         |                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                              | ParkingGarage<br>One Car | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Guest Room<br>Laundry/Utility Room<br>Recreation/Family | AppliancesIncluded<br>Disposal<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Stainless Steel Appliances |
| <p>Ask for George Cash<br/>Berger Realty Inc.<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email to: gbc@bergerrealty.com</p> |                          |                                                                                                                                         |                                                                                                                               |
| <p>Ceiling Fan(s)<br/>Central</p>                                                                                                              |                          | <p>Gas</p>                                                                                                                              |                                                                                                                               |



Public Sewer

