

# Berger Realty

Since 1928



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12 Edgemar Cir  
Margate, NJ 08402

Asking \$1,275,000.00



## COMMENTS

NO WATER FROM HURRICANE SANDY! Nestled in a serene and tranquil location across from a picturesque park, this charming home offers a perfect blend of relaxation and beauty. The expansive, covered front porch provides a stunning view of a cascading waterfall pond, creating a peaceful retreat. Bathed in warm morning and early afternoon sunlight, the spacious deck off the dining room and one of the bedrooms invites you to enjoy the fresh air and natural surroundings. A set of elegant stairs leads down to two beautifully designed backyard patios, perfect for outdoor gatherings and quiet moments. The backyard is also large enough for a small pool, outdoor kitchen or additional parking. The home's thoughtfully designed layout—both inside and out—makes it ideal for entertaining. Just a few scenic, walkable blocks from the beach, this residence offers the perfect coastal lifestyle. AMPLE PARKING both on street and off street. New central AC system in summer 2024

## PROPERTY DETAILS

|                      |                          |                             |                    |
|----------------------|--------------------------|-----------------------------|--------------------|
| Exterior<br>Vinyl    | ParkingGarage<br>Two Car | Heating<br>Baseboard<br>Oil | Cooling<br>Central |
| HotWater<br>Electric | Water<br>Public          | Sewer<br>Public Sewer       |                    |



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