

# Berger Realty

Since 1928



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**217 Argyle**  
**Margate, NJ 08402**

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



## COMMENTS

Welcome to this impressive sprawling home located on a sunny corner with INCREDIBLY LOW TAXES OF ONLY \$6,850 FOR THE WHOLE YEAR!!! This perfect residence blends comfort and style with its soaring high ceilings, soft recessed lighting, and flexible floor plan! As you step inside, the open-concept great room is warm and inviting and seamlessly flows into a spacious dining area connecting to an eat-in-kitchen. There's plenty of room for hosting everyone with another separate bonus family room highlighting an entertainment bar with seating, sink and mini-frig, which leads directly outside! The deep lot provides a generous yard. You could even put in a pool. There is an outdoor gas line for summer BBQs, an outdoor shower to rinse off the sand after making memories at the beach and a storage shed to easily put bikes and beach chairs. The home features four bedrooms and three full bathrooms complimented with dual-zone central air and 3-zone heat. The furniture is not included in sale. A truly special property offering everything you need to enjoy relaxed shore living at its best! Make lasting memories here!

## PROPERTY DETAILS

|                 |               |                      |                    |
|-----------------|---------------|----------------------|--------------------|
| OutsideFeatures | ParkingGarage | OtherRooms           | AppliancesIncluded |
| Patio           | None          | Dining Area          | Dishwasher         |
| Porch           |               | Great Room           | Dryer              |
| Shed            |               | Laundry/Utility Room | Gas Stove          |
|                 |               |                      | Microwave          |
|                 |               |                      | Refrigerator       |
|                 |               |                      | Self Cleaning Oven |
|                 |               |                      | Washer             |



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