



**403 Lancaster**  
**Margate, NJ 08402**

**Asking \$2,500,000.00**



**COMMENTS**

403 N. Lancaster Avenue | Margate, NJ Luxury Coastal Living in the Parkway Section Welcome to 403 N. Lancaster, a beautifully appointed five-bedroom, 3+ bath residence located right on the cusp of Margate's most prestigious neighborhood, the Parkway section. Situated on an oversized 65' x 80' lot, this exceptional home delivers a rare combination of spacious indoor living and a truly spectacular outdoor oasis. Step into one of the most magnificent rear yards at the shore. A stunning gunite pool is the star of the setting, complete with a relaxing spa, cascading waterfall, and a sun shelf designed for lounge chairs right in the water. Gorgeous stonework surrounds the pool, with privacy fencing and mature landscaping providing a serene, resort-like feel. The expansive covered cabana area elevates the entertainment experience, featuring seating for up to twelve, exterior TV, and a fully equipped outdoor kitchen with barbecue, sink, refrigerator, and bar station. The flow is effortless, creating the ideal space for hosting unforgettable summer days and nights. Inside, the home offers a welcoming coastal elegance. A private front porch leads into a spacious open layout that includes the living room, dining room, and well-designed kitchen, along with a separate den perfect for casual gatherings or movie nights. The spectacular lower-level family room, tiled and complete with a powder room, opens directly to the backyard sanctuary... practically doubling the usable living space. The bedroom layout is exceptional. The primary suite is expansive and private, offering a walk-in closet and a luxurious bathroom finished in rich stone and marble. A full en-suite guest bedroom ensures comfort for visitors, while the remaining bedrooms are all generously sized and share a beautifully renovated oversized bath. Every bathroom in the home has been updated with premium tile, sea-inspired tones, and stylish fixtures, echoing the relaxed sophistication of coastal living. Additional features include: low-maintenance exterior, upgraded Andersen windows, outdoor shower, paver walkways and driveway, insulated two-car garage, and thoughtfully enhanced landscaping that enhances both beauty and privacy. This is a rare opportunity to enjoy a spacious, move-in ready home with an incredible yard in one of Margate's most desirable residential settings. Plenty of room for everyone to spread out between the front porch, multiple family living spaces, and show-stopping pool retreat. Schedule your private tour today. This coastal gem will not last.

**PROPERTY DETAILS**

| Exterior | OutsideFeatures | ParkingGarage    | OtherRooms           |
|----------|-----------------|------------------|----------------------|
| Stone    | Cabana          | Two Car          | Den/TV Room          |
| Vinyl    | Deck            | Attached Garage  | Dining Area          |
|          | Fenced Yard     | Auto Door Opener | Dining Room          |
|          | Outside Shower  |                  | Great Room           |
|          | Patio           |                  | Laundry/Utility Room |

# Berger Realty

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|                                                         |                    |                   |              |
|---------------------------------------------------------|--------------------|-------------------|--------------|
|                                                         |                    | Recreation/Family |              |
|                                                         |                    | Paved Road        |              |
|                                                         |                    | Pool-In Ground    |              |
|                                                         |                    | Porch             |              |
|                                                         |                    | Sprinkler System  |              |
|                                                         |                    | Whirlpool/Spa     |              |
| InteriorFeatures<br>Cathedral Ceiling<br>Walk In Closet | AppliancesIncluded |                   | AlsoIncluded |
|                                                         | Burglar Alarm      |                   | Blinds       |
|                                                         | Disposal           |                   | See Remarks  |
|                                                         | Dishwasher         |                   | Shades       |
|                                                         | Dryer              |                   |              |
|                                                         | Gas Stove          |                   | Heating      |
|                                                         | Refrigerator       |                   | Forced Air   |
|                                                         | Self Cleaning Oven |                   | Gas-Natural  |
|                                                         | Washer             |                   |              |
|                                                         |                    |                   |              |
| Cooling<br>Ceiling Fan(s)<br>Central                    | HotWater           |                   | Sewer        |
|                                                         | Gas                |                   | Public Sewer |
|                                                         | Water              |                   |              |
|                                                         |                    | Public            |              |



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