



**1 Sumner
Margate, NJ 08402**

Asking \$8,999,000.00



COMMENTS

Step into unparalleled elegance with this custom-built home completed in 2023, perfectly situated at the corner of Ventnor and Sumner Avenue—just one block from the beach and walking distance to Margate's best shopping and dining, including Tomatoes, Tideline, Sofia's, Lambertis, and more. This exceptional residence combines sophistication, scale, and thoughtful design to create a lifestyle unlike any other. Boasting 5,583 square feet of interior living space, plus over 1,600 square feet of recreation and bonus areas, this four-story masterpiece features 7 bedrooms and 6.5 bathrooms, each crafted with meticulous attention to detail. Every element of the home has been designed to deliver comfort, style, and modern luxury, with seamless integration of technology via a Control4 smart home system that manages lighting, climate, security, and entertainment with ease. Enter through a bright, welcoming foyer with high ceilings and a glass-railed staircase that leads to the upper levels. A private elevator services all floors, ensuring effortless access throughout the home. The open-concept living room features one of the home's most impressive features—a unique double-sided fireplace, offering warmth and ambiance both inside and on the wraparound deck, perfect for entertaining or relaxing. The chef's kitchen is a culinary dream, with a double oven, oversized quartzite island, walk-in pantry, sleek cabinetry, and a built-in smart water dispenser. Sliding doors from the kitchen and living room flow to the deck, creating an effortless indoor-outdoor connection. This level also includes a bedroom with a full bathroom and a stylish home office. Upstairs, four bedrooms with private bathrooms provide luxurious accommodations, including a primary suite with a private deck and spa-inspired bath featuring gold fixtures and marble-look tilework. A laundry room and a coffee/bar station with a wine fridge add convenience and style. The top level offers two more bedrooms, a full bath, and an additional coffee/bar station with a wine fridge, ideal for guests or older children. The first floor is designed for entertainment, with a spacious living area overlooking the pool, built-in grill, ample space for alfresco dining, and a generous veranda. The backyard also features a spa, outdoor shower, and pristine landscaping, creating the perfect retreat. This is more than a house—it is a luxury, custom-built residence in the heart of Margate's Parkway section, offering unmatched craftsmanship, technology, and style. Experience this extraordinary home—schedule your private tour today.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Cabana	Two Car	Den/TV Room
	Curbs		Dining Area
	Deck		Eat In Kitchen
	Fenced Yard		Great Room
	Outside Shower		Laundry/Utility Room

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



		Patio		Library/Study
		Pool-In Ground		Pantry
		Sidewalks		Recreation/Family
		Sprinkler System		Storage Attic
		Whirlpool/Spa		
		Enclosed Outside		
		Shower		
InteriorFeatures	AppliancesIncluded	Heating	Cooling	
Bar	Burglar Alarm	Forced Air	Attic Fan	
Carbon Monoxide	Dishwasher	Gas-Natural	Ceiling Fan(s)	
Detector	Disposal		Central	
Elevator	Dryer		Gas	
Kitchen Center Island	Gas Stove			
Security System	Microwave			
Smoke/Fire Alarm	Refrigerator			
Storage	Self Cleaning Oven			
Walk In Closet	Washer			
Whirlpool				
HotWater	Water	Sewer		
Gas	Public	Public Sewer		
Tankless-gas				



Ask for Jeff Haas
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: jsh@bergerrealty.com

