



417 Rumson, Margate, NJ, 08402

Price \$2,998,500.00



### PROPERTY DETAILS

<b>Total Rooms</b>	18
<b>Bedrooms</b>	5
<b>Baths Full</b>	5
<b>Baths Half</b>	1
<b>Year Built</b>	
<b>Type</b>	Single Family
<b>Block Number</b>	17
<b>Listing #</b>	585053
<b>Taxes</b>	

### COMMENTS

**\*\*\* SPECIAL INCENTIVE\*\*\* SELLER will offer a 2% MORTGAGE RATE BUY DOWN with acceptable offer!! QUICK SALE POSSIBLE! PRESTIGIOUS PARKWAY LOCATION OF MARGATE! PRIVATE ELEVATOR! GUNITE POOL! COVERED PATIO! BAY VIEWS! Tons of Natural Light!! This Open Concept/Entertainer's Delight Features a Coastal Vibe of Nautical Dark Tones, White, and Rich Oaks. The Expansive Living Area...**

### PROPERTY FEATURES

Exterior Concrete Fiber Cement Board Siding Masonry/Block See Remarks	OutsideFeatures Curbs Deck Enclosed Outside Shower Fenced Yard Handicap Access Patio Pool-In Ground Porch Sidewalks Sprinkler System	ParkingGarage Attached Garage Auto Door Opener See Remarks Two Car	OtherRooms Den/TV Room Dining Area Dining Room Eat In Kitchen Great Room Laundry/Utility Room Library/Study Pantry Primary BR on 1st floor Recreation/Family
InteriorFeatures Elevator Handicap Features Kitchen Center Island Security System Smoke/Fire Alarm Storage Walk In Closet	AppliancesIncluded Burglar Alarm Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Slab	Heating Forced Air Gas-Natural Multi-Zoned
Cooling Central Multi-Zoned	HotWater Gas Tankless-gas	Water Public	Sewer Public Sewer

### CONTACT

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**Ask for Kathy Errickson**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call: 609-381-9232**  
**Email to: [kae@bergerrealty.com](mailto:kae@bergerrealty.com)**



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