

# Berger Realty

Since 1926



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



31 Clarendon, Margate, NJ, 08402

Price \$1,599,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 3             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 1930          |
| Type         | Single Family |
| Block Number | 203           |
| Listing #    | 594366        |
| Taxes        | 7208.00       |

## COMMENTS

**FULLY RENOVATED INSIDE AND OUT!! Beautiful, turn-key 3 bedroom, 3 FULL bath home situated in the desirable "A, B, C," streets of Margate!! LOW Margate taxes but walking distance to the Ventnor boardwalk, shops and restaurants! Perfect curb appeal as soon as you pull up with new vinyl siding and fabulous front porch! Spacious living room with custom stone wall and firepla...**

## PROPERTY FEATURES

|   |   |                                 |   |
|---|---|---------------------------------|---|
| Exterior<br>Stone<br>Vinyl  | OutsideFeatures<br>Curbs<br>Fenced Yard<br>Patio<br>Porch<br>Sidewalks  | ParkingGarage<br>One Car        | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>See Remarks     | Basement<br>Crawl Space   |
| Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned   | Cooling<br>Ceiling Fan(s)<br>Central  | HotWater<br>Gas<br>Tankless-gas | Water<br>Public   |
| Sewer<br>Public Sewer   |   |                                 |   |

## CONTACT

Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City

Scan to see Property page.

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