



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



107 Monroe, Margate, NJ, 08402

Price \$2,350,000.00

#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 4             |
| Baths Full   | 5             |
| Baths Half   | 0             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 330           |
| Listing #    | 596037        |
| Taxes        |               |

#### COMMENTS

*Luxury new construction situated in Margate's fun, exciting and desirable Marina District. The convenient location allows for a quick and pleasant stroll to Margate's business district, fine eateries and casual dining establishments, awesome night life and all of the kid family attractions Margate has to offer and of course, Margate's best beaches. Outside features incl...*

#### PROPERTY FEATURES

|                                                                                                                                     |                                                                                                               |               |                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior                                                                                                                            | OutsideFeatures                                                                                               | ParkingGarage | OtherRooms                                                                                                                       |
| Fiber Cement Board Siding                                                                                                           | Curbs<br>Deck<br>Enclosed Outside<br>Shower<br>Fenced Yard<br>Pool-In Ground<br>Sidewalks<br>Sprinkler System | One Car       | Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor<br>Recreation/Family<br>Storage Attic |
| InteriorFeatures                                                                                                                    | AppliancesIncluded                                                                                            | Basement      | Heating                                                                                                                          |
| Carbon Monoxide Detector<br>Cathedral Ceiling<br>Elevator<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer     | Slab          | Forced Air<br>Gas-Natural<br>Multi-Zoned                                                                                         |
| Cooling                                                                                                                             | HotWater                                                                                                      | Water         | Sewer                                                                                                                            |
| Ceiling Fan(s)<br>Central<br>Electric<br>Multi-Zoned                                                                                | Tankless-gas                                                                                                  | Public        | Public Sewer                                                                                                                     |

#### CONTACT

Ask for Michael Maina  
Berger Realty Inc

Scan to see Property page.



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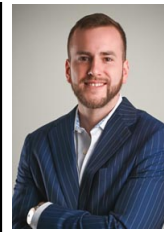
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