

# Berger Realty

Since 1926



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



116 Lancaster, Margate, NJ, 08402

Price \$2,850,000.00

## To Be Built

### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 10            |
| Bedrooms     | 5             |
| Baths Full   | 4             |
| Baths Half   | 1             |
| Year Built   | 2026          |
| Type         | Single Family |
| Block Number | 313.01        |
| Listing #    | 599937        |
| Taxes        |               |

### COMMENTS

*A rare opportunity to semi-customize your dream home! This new construction, crafted by one of the island's premier builders, will feature 5 spacious bedrooms, 4.5 luxurious baths, a 4-stop elevator, soaring ceilings, and an open-concept floor plan. Enjoy multiple decks and a stunning 25' x 14' veranda overlooking a 41' x 21' backyard oasis complete with a genero...*

### PROPERTY FEATURES

|                       |                    |               |                |
|-----------------------|--------------------|---------------|----------------|
| Exterior              | OutsideFeatures    | ParkingGarage | OtherRooms     |
| See Remarks           | Cabana             | One Car       | Dining Area    |
|                       | Curbs              |               | Eat In Kitchen |
|                       | Deck               |               | Great Room     |
|                       | Fenced Yard        |               |                |
|                       | Outside Shower     |               |                |
|                       | Pool-In Ground     |               |                |
|                       | Porch              |               |                |
|                       | Sidewalks          |               |                |
|                       | Sprinkler System   |               |                |
| InteriorFeatures      | AppliancesIncluded | Basement      | Heating        |
| Carbon Monoxide       | Burglar Alarm      | Slab          | Forced Air     |
| Detector              | Disposal           |               | Gas-Natural    |
| Elevator              | Dishwasher         |               | Multi-Zoned    |
| Kitchen Center Island | Dryer              |               |                |
| Security System       | Gas Stove          |               |                |
| Smoke/Fire Alarm      | Microwave          |               |                |
| Walk In Closet        | Refrigerator       |               |                |
|                       | Self Cleaning Oven |               |                |
|                       | Washer             |               |                |
| Cooling               | HotWater           | Water         | Sewer          |
| Ceiling Fan(s)        | Gas                | Public        | Public Sewer   |
| Central               | Tankless-gas       |               |                |
| Multi-Zoned           |                    |               |                |

### CONTACT

Ask for Tom Melchionni  
Berger Realty Inc

Scan to see Property page.

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