

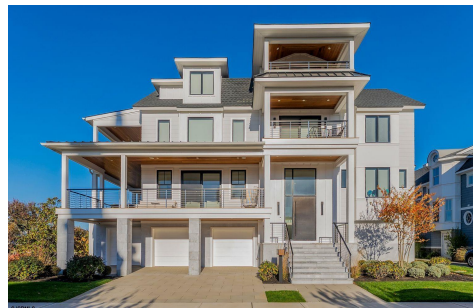


Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



1 Sumner, Margate, NJ, 08402

Price \$8,999,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 7             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 119           |
| Listing #    | 602741        |
| Taxes        | 50000.00      |

#### 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 desi...*

#### PROPERTY FEATURES

|                                                                                                                                                                              |                                                                                                                                                                                     |                                      |                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                                            | OutsideFeatures<br>Cabana<br>Curbs<br>Deck<br>Fenced Yard<br>Outside Shower<br>Patio<br>Pool-In Ground<br>Sidewalks<br>Sprinkler System<br>Whirlpool/Spa<br>Enclosed Outside Shower | ParkingGarage<br>Two Car             | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Library/Study<br>Pantry<br>Recreation/Family<br>Storage Attic |
| InteriorFeatures<br>Bar<br>Carbon Monoxide<br>Detector<br>Elevator<br>Kitchen Center Island<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet<br>Whirlpool | AppliancesIncluded<br>Burglar Alarm<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer                                    | Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Attic Fan<br>Ceiling Fan(s)<br>Central<br>Gas                                                                                                          |
| HotWater<br>Gas<br>Tankless-gas                                                                                                                                              | Water<br>Public                                                                                                                                                                     | Sewer<br>Public Sewer                |                                                                                                                                                                   |

#### CONTACT

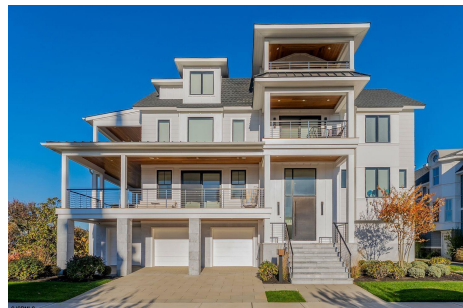


Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



1 Sumner, Margate, NJ, 08402

Price \$8,999,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 7             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 119           |
| Listing #    | 602741        |
| Taxes        | 50000.00      |

#### 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 desi...*

#### PROPERTY FEATURES

|                                                                                                                                                                              |                                                                                                                                                                                     |                                      |                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                                            | OutsideFeatures<br>Cabana<br>Curbs<br>Deck<br>Fenced Yard<br>Outside Shower<br>Patio<br>Pool-In Ground<br>Sidewalks<br>Sprinkler System<br>Whirlpool/Spa<br>Enclosed Outside Shower | ParkingGarage<br>Two Car             | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Library/Study<br>Pantry<br>Recreation/Family<br>Storage Attic |
| InteriorFeatures<br>Bar<br>Carbon Monoxide<br>Detector<br>Elevator<br>Kitchen Center Island<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet<br>Whirlpool | AppliancesIncluded<br>Burglar Alarm<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer                                    | Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Attic Fan<br>Ceiling Fan(s)<br>Central<br>Gas                                                                                                          |
| HotWater<br>Gas<br>Tankless-gas                                                                                                                                              | Water<br>Public                                                                                                                                                                     | Sewer<br>Public Sewer                |                                                                                                                                                                   |

#### CONTACT



**Ask for Carol Cawley**  
**Berger Realty Inc**  
**1330 Bay Avenue, Ocean City**  
**Call: 609-760-3809**  
**Email to: [clc@bergerrealty.com](mailto:clc@bergerrealty.com)**

Scan to see Property page.



**Ask for Carol Cawley**  
**Berger Realty Inc**  
**1330 Bay Avenue, Ocean City**  
**Call: 609-760-3809**  
**Email to: [clc@bergerrealty.com](mailto:clc@bergerrealty.com)**

Scan to see Property page.

