



**407 Pembroke  
Margate, NJ 08402**

**Asking \$5,750,000.00**



**COMMENTS**

HIGH-END, LUXURY PARKWAY BAYFRONT NEW CONSTRUCTION BUILT BY REVOLUTION BUILDERS!! INCREDIBLE, ONE-OF-A-KIND CUSTOM ESTATE WITH 5 BEDROOMS, 5.5 BATHS, IN-GROUND POOL, ELEVATOR & LARGE 3RD FLOOR DECK! You will just fall in love with this highly desirable, secluded location-- one of the prettiest streets on the island! Here is your chance to design your custom bayfront home from the ground up! New bulkhead, multiple boat slips, Hardie Board siding, Andersen 400 series windows & multiple decks to enjoy living life on the water! This custom gorgeous interior will feature top-of-the line finishes, high ceilings, the highest level trim package, & gorgeous hardwood flooring throughout. 4 stories of living!! Ground level with attached two-car garage, large storage area for all of your toys, paddleboards, kayaks, bikes & beach chairs plus a beautiful entry foyer. Spectacular, wide-open main floor of living space with high-end, custom kitchen including Sub-Zero/Wolf appliance package, built-in bar area with large Sub-Zero wine fridge, dining area, living room with built-in fireplace, powder room & mud room. Second floor with 3 large bedroom suites each with their own designer tiled baths including a palatial master suite with walk-in closet, large master bath & bayfront deck! Top floor with 2 more bedrooms with ensuite bathrooms and large deck. Walk to the hottest restaurants, stores, Marina boardwalk & more. NEW CONSTRUCTION & BAYFRONT-- THIS COMBINATION IS HARD-TO-FIND & RARELY AVAILABLE!!

**PROPERTY DETAILS**

Exterior		OutsideFeatures		ParkingGarage		OtherRooms
See Remarks		Boat Slip		Attached Garage		Den/TV Room
		Curbs		Auto Door Opener		Dining Area
		Deck		See Remarks		Eat In Kitchen
		Enclosed	Outside	Two Car		Laundry/Utility Room
		Shower				
		Fenced Yard				
		Outside Shower				
		Pool-In Ground				
		Sidewalks				
		Sprinkler System				
InteriorFeatures		AppliancesIncluded		Heating		Cooling
Bar		Dishwasher		Forced Air		Central
Carbon	Monoxide	Disposal		Gas-Natural		Electric
Detector		Dryer		Multi-Zoned		Multi-Zoned
Elevator		Gas Stove				

# Berger Realty

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Kitchen Center Island  
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HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



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