



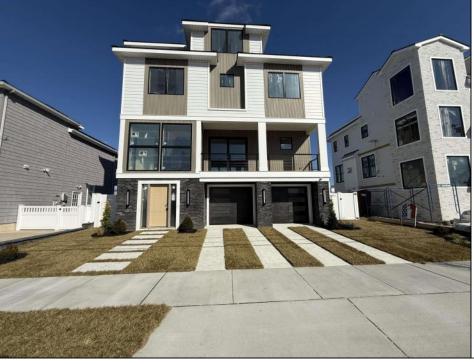






407 Pembroke Margate, NJ 08402

Asking \$5,750,000.00



COMMENTS

BAYFRONT NEW CONSTRUCTION BUILT BY HIGH-END, LUXURY PARKWAY 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, wideopen 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!!

DODEDTV DETAIL

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





Ask for Adelaide Misal Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: ahm@bergerrealty.com

