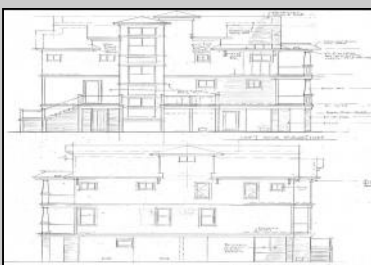
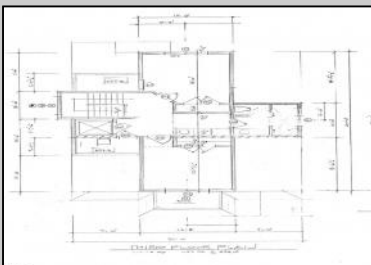
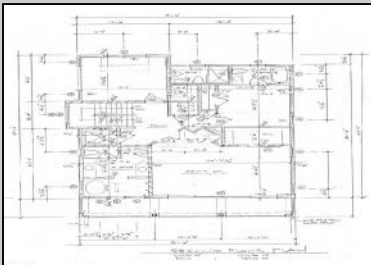
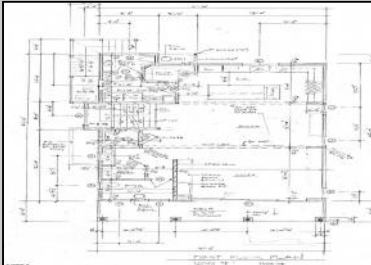
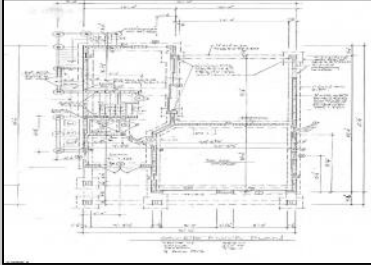


**312 Union  
Margate, NJ 08402**

**Asking \$2,400,000.00**



**COMMENTS**

Luxury new construction, beautifully positioned at the far end of Margate's premiere Parkway Section, allowing for a quick stroll to Margate's best nightlife, fabulous 5-star dining establishments and convenient shopping district. Exterior features include practical dual garages with large storage area leading into a large and beautiful veranda space, flowing into the oasis rear yard featuring a large Gunite pool with paver patio, outdoor kitchen, lovely grass and manicured landscaped area. Interior features include: 3 levels of luxury living designed with exceptional architectural creativity and implementing a smart open floor plan concept, perfect for today's casual yet sophisticated shore lifestyle. The 4 stop elevator travels from grade to the penthouse. First floor highlights include, a gracious main living area anchored with gas fireplace, flowing into the formal dining room with adjacent chef kitchen offering custom cabinetry, upgraded stainless steel appliance pkg, oversized island with beautiful stone countertops and true walk-in pantry. The large front porch is a perfect place to entertain family and friends while enjoying life. Second level includes 3 large en suites boasting large closets, oversize windows and custom bathrooms highlighting designer vanities, walk in showers with frameless glass doors. The primary suite is large and luxurious and includes a beautiful walk-in closet, fabulous bathroom with dual vanities, soaking tub, walk in shower and private water closet along with a private entertaining deck. The 3rd floor is dedicated to 2 large en'suites, fully loaded bathroom and large deck. Seller reserves the right to modify plans with no notice.

**PROPERTY DETAILS**

|  |  |                                     |   |
|--|--|-------------------------------------|---|
| Exterior   | OutsideFeatures  | ParkingGarage                       | OtherRooms  |
| Fiber Cement Board Siding  | Curbs<br>Enclosed Shower<br>Fenced Yard<br>Pool-In Ground<br>Sidewalks<br>Sprinkler System | Auto Door Opener<br>Outside Two Car | Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry |
| InteriorFeatures   | AppliancesIncluded   | Basement                            | Heating   |
| Carbon Monoxide Detector<br>Elevator<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Storage | Dishwasher<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven                 | Slab                                | Forced Air<br>Gas-Natural<br>Multi-Zoned                                      |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Walk In Closet

Cooling  
Ceiling Fan(s)  
Central  
Electric  
Multi-Zoned

HotWater  
Tankless-electric

Water  
Public

Sewer  
Public Sewer



Ask for Bob Wilkins  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [bw@bergerrealty.com](mailto:bw@bergerrealty.com)

