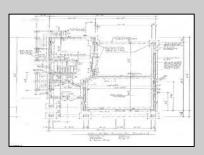
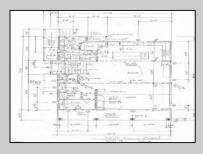
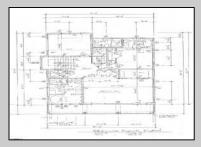
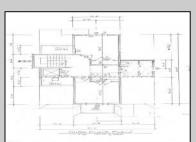
## Asking \$2,400,000.00

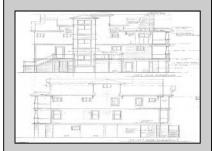
## 312 Union Margate, NJ 08402













## **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 boosting 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.

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<b>PROPERTY</b>	<b>DETAILS</b>

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Fiber Cement	Board Curbs	Auto Door Opener	Dining Area
Siding	Enclosed Outside	e Two Car	Eat In Kitchen
	Shower		Great Room
	Fenced Yard		Laundry/Utility Room
	Pool-In Ground		Pantry
	Sidewalks		

InteriorFeatures		AppliancesIncluded	Basement	Heating
Carbon	Monoxide	Dishwasher	Slab	Forced Air
Detector		Disposal		Gas-Natural
Elevator		Gas Stove		Multi-Zoned
Kitchen Cen	iter Island	Microwave		

Sprinkler System

Refrigerator

Self Cleaning Oven

Smoke/Fire Alarm

Storage





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



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Walk In Closet

Cooling Ceiling Fan(s) Central Electric Multi-Zoned HotWater Tankless-electric Water Public Sewer Public Sewer



Ask for James P. Monroe Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jmp@bergerrealty.com

