

**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 Enclosed Shower Fenced Yard Pool-In Ground Sidewalks Sprinkler System	Auto Door Opener Outside Two Car	Dining Area Eat In Kitchen Great Room Laundry/Utility Room Pantry
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector Elevator Kitchen Center Island Smoke/Fire Alarm Storage	Dishwasher Disposal Gas Stove Microwave Refrigerator Self Cleaning Oven	Slab	Forced Air Gas-Natural Multi-Zoned

# Berger Realty

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