



**307 Vendome Ave
Margate, NJ 08402**

Asking \$1,099,000.00



COMMENTS

NEW PRICE!!! Best opportunity in the coveted PARKWAY! **RAISED** Rancher on a 50 x 80 oversized lot that ticks all the boxes for shore living. About 8 years ago, the home was **RAISED & RENOVATED** including \$350,000 in improvements. Because the house was raised, the homeowners pay very low flood insurance (\$600/yr.). In addition to the new cinder block foundation, a new oversized **COMPOSITE** front porch was added along with an oversized pressure treated rear deck, and side staircase leading to a second entrance (\$170,000). There is over 6 ft. of height under the entire footprint of the house offering about 1400 SF of dry storage. The front exterior features a beautiful stone veneer and new concrete driveway & sidewalk (\$15,000). Next, the home also went through a full renovation inside including updated plumbing, new hot water heater, new heater, new electrical outlets, new drywall for walls and ceilings, new trim, new flooring, new bathrooms, new renovated kitchen with white cabinets, granite countertops and stainless steel appliances (\$140,000). The unique floorplan is versatile and offers 4 bedrooms and 2 full bathrooms. The 4th bedroom is currently being used as a den. The home has the original wood burning fireplace maintaining the original charm of the house. The home also features central air conditioning and newer windows. The rear yard & deck are private and offer plenty of space to host large summer BBQs and add a hot tub. The outside was professionally landscaped with over 30 shrubs. This home is move in ready and not a tear down, but priced right so you can move right in or customize to your own taste. **VALUE IS IN THE RARE OVERSIZED LOT** which is worth at least \$900,000 by itself! Other nearby tear down properties have recently sold for \$1.1-1.2M just for the land. New construction in this part of town is being offered at 2.5+ million and the home is surrounded by multi-million dollar custom homes. The location is on a nice quiet street near the bay, shops and restaurants on Ventnor Ave and in the Marina District. The street offers straight through access to the beach. Imagine living at the shore all year round or as a vacation home enjoying the summers at the beach, seeing the sunset at the bay, and enjoying the breezes on your front porch or rear deck. Listing #583022 is for a new construction home at this location. However, the home is very well maintained and can be purchased and enjoyed as is or while planning a new construction home.

PROPERTY DETAILS

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|---|----------------------------------|-----------------------|--------------------------------------|
| Exterior Masonry/Block Stone Vinyl | OutsideFeatures Deck Porch | ParkingGarage None | Heating Forced Air Gas-Natural |
| Cooling Central | HotWater Gas | Water Public | Sewer Public Sewer |

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