

**17 Granville  
Margate, NJ 08402**

**Asking \$2,595,000.00**



**COMMENTS**

Step into luxury coastal living with this brand new unparalleled custom-built masterpiece. Nestled just two blocks from the pristine shoreline, this 5-bedroom, 4 1/2-bath sanctuary exudes sophistication and charm at every turn. Your journey begins on the street level, where a meticulously designed entrance welcomes you with custom features including built-in cubbies and hooks, ensuring a seamless transition from the sandy beach to the comfort of your home. The garage, complete with an EV plug and ample storage, sets the stage for convenience and practicality. Ascend the hardwood-floored staircase to the main floor or step outside to your own private oasis, where a lovely veranda awaits, perfect for both relaxation and entertainment. Immerse yourself in luxury as you indulge in the pleasures of the Gunite pool and spa, outfitted with cutting-edge smart technology and enchanting lighting. After a refreshing dip, rinse off in the spacious outdoor shower, thoughtfully designed with a niche and hooks for added convenience. Whether you're drawn to the inviting interiors where modern elegance meets functionality or the oversized front porch, ideal for outdoor dining or lazy afternoons, every aspect of this home has been meticulously crafted for discerning tastes. Step inside to discover an open-concept living and dining area adorned with exquisite white oak plank flooring and designer lighting fixtures, complemented by a stunning custom fireplace crafted from white oak and marble. The gourmet kitchen, featuring Sub Zero and Wolf appliances, will surely be the heart of family gatherings, seamlessly flowing into a stylish bar area complete with open wood shelving, a mini beverage fridge, and a wine fridge. Venture upstairs to find the primary suite with a private balcony offering glimpses of the ocean beyond. Two additional en suites await, each thoughtfully appointed with room-darkening window treatments. The top floor boasts two more bedrooms, including a charming bunk room with two custom-built queen/full bunk beds and a vanity. Another bedroom, currently configured as an office space, offers versatility as a fifth bedroom, complete with a queen trundle sleeper sofa and desk. Offered fully furnished with top-notch contemporary furniture, this exceptional home awaits your personal touch to complete its story of coastal elegance and unparalleled luxury.

**PROPERTY DETAILS**

|                   |   |                          |  |
|-------------------|---|--------------------------|--|
| Exterior<br>Brick | OutsideFeatures<br>Fenced Yard<br>Outside Shower<br>Patio<br>Pool-In Ground<br>Sprinkler System | ParkingGarage<br>One Car | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room |
| InteriorFeatures  | AppliancesIncluded  | AlsoIncluded             | Heating  |

# Berger Realty

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