

**2 Dolphin  
Margate, NJ 08402**

**Asking \$7,950,000.00**



**COMMENTS**

EXCLUSIVE & PRIVATE, NEW CONSTRUCTION BEACHBLOCK ESTATE ON A MASSIVE OVERSIZED LOT! This gorgeous 6 BEDROOM, 6.5 BATH single family home will be located on a VERY SECLUDED BEACH BLOCK CUL-DE-SAC on a HUGE 50x115 LOT! Built by Piraino Builders, this UNIQUE NEW CONSTRUCTION HOME with AMAZING, DIRECT OCEAN VIEWS will feature a spacious backyard with large heated POOL w/hot tub and iPhone connectivity, outdoor living space with indoor/outdoor cabana, pool patio and kitchen area, multiple unique decks off of the front & rear with non-slip tiles and so much more! High-end, modern kitchen featuring an upgraded cabinetry package with custom oversized hood, upgraded Subzero/Wolf appliance package with 48" range, 48" paneled refrigerator, paneled Cove dishwasher, microwave drawer and wet-bar with Subzero paneled ice maker and Subzero beverage refrigerator. Added storage with full walk-in pantry with cabinetry. Incredible interior living with 60" linear gas fireplace, hardwood floors throughout, LED recessed lighting, designer lighting fixtures throughout, Andersen windows, Control4 smart home features and a 4-stop ELEVATOR! Luxury bathrooms with floating vanities and Brizo/Riobel plumbing fixtures. Dream Primary-suite on 3rd floor with dry bar/coffee station with beverage fridge, sitting room, walk-in closet, wrap-around deck and primary bath with soaking tub, steam shower and radiant heat flooring. Nothing but convenience including all closets fitted out, Generac 26kw generator and pre-wired for electric shades throughout. Interior staircase with 3" thick treads and upgraded interior & exterior railing systems. Upgraded exterior siding package with vertical nickel gap siding, thermally modified wood accents & porch ceilings, modern linear brick foundation, solid Azek soffits and Techoblock driveway. Custom mahogany front door with sidelights and 2-Car garage w/ overhead glass door. Huge bonus ground floor space! Additional exterior upgrades including spray foam insulation, custom outdoor shower, trash enclosures, BBQ gas line, landscape lighting package and 3 York HVAC units. Connect now to meet the builder, pick your finishes and design your dream home. This house will be feature ONLY THE BEST! Steps to the sand and within walking distance to ALL of THE BEST stores and restaurants including Casel's, Dino's, Knit Wit, Starbuck's, Kidrageous, Robert's Place, Prime Steak & Seafood and so much more! Rare, unique and so special for all of your family memories at the shore!

**PROPERTY DETAILS**

| Exterior                  | OutsideFeatures             | ParkingGarage                                | OtherRooms   |
|---------------------------|-----------------------------|--|--|
| Fiber Cement Board Siding | Curbs Deck                  | Attached Garage                              | Den/TV Room  |
| See Remarks               | Enclosed Shower Fenced Yard | Auto Door Opener Outside See Remarks Two Car | Dining Area Eat In Kitchen Great Room Laundry/Utility Room |

# Berger Realty

Since 1928



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|   |   |   |   |
|---|---|---|---|
|   | Outside Shower<br>Patio<br>Pool-In Ground<br>Porch<br>Sidewalks<br>Sprinkler System   |   | Pantry<br>Recreation/Family<br>Storage Attic        |
| InteriorFeatures<br>Bar<br>Elevator<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned | Cooling<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned |
| HotWater<br>Tankless-gas  | Water<br>Public   | Sewer<br>Public Sewer                               |   |



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