

**19 Cedargrove  
Margate, NJ 08402**

**Asking \$3,000,000.00**



**COMMENTS**

Magnificent SOUTH SIDE home in Margate, NJ now available. 5 Bedrooms, 4 Full Baths plus den and office, 2 car garage with overhead doors and electric car charger, 2 laundries, side patio off living room, natural gas line, enclosed outdoor shower! Located on a versatile 45x100 deep lot plus a rare 25' wide alley in rear which provides access exclusive to only 11 homes on the street. Conveniently located to beach and walking distance to CVS, WAWA, Greenhouse, local clothing, beauty & restaurants. On first glance the tile roof, arched windows, sweeping rail system and paver walkway set the scene for the intricate details to be seen inside the home. The paved front porch is a perfect place to enjoy any time of day with crank down privacy/sun screens in place. Through the front entry door the sweeping staircase with wrought iron balusters floods the entry foyer with beautiful natural sunlight, to the right sits a generous sized den, archways, coffered ceiling, French doors to the front patio, inlays in hardwood floors are some of the fine details that catch your eye. Continuing back a huge living room with fireplace that vaults to second floor creating impressive volume. Open, yet designated kitchen, living, dining, bar areas, careful use of levels, railings and finishes separate these spaces while making them cohesive and perfect for entertainment. Tucked behind this fabulous space is a full bath, washer/dryer and convenient access to the 2 car garage. Up to the second floor through the French doors is the Primary suite, vaulted ceilings, deck access with ocean views, dual closets, bathroom with jetted tub, dual vanity, stand up shower and private water closet finished with a classic travertine tile. Second floor hall nook is currently setup as an office, but also perfect for a 2nd floor sitting/TV area, full laundry/mechanical room with sink, cabinetry and washer/dryer, hot water heater and utilities, 4 additional bedrooms and two bathrooms make up the remainder of the second floor. Many upgraded features throughout such as SubZero/ Viking appliances, finished garage floor, speakers with Sonos control throughout kitchen/living/dining, den, primary, smart thermostats, alarm, 2 zone HVAC system, window treatments throughout. This Tuscan style home, built by Custom Homebuilder Jim Christaldi is an entertainers paradise, has been meticulously maintained and ready for its new owner to enjoy. See virtual tour!

**PROPERTY DETAILS**

|          |                 |               |                      |
|----------|-----------------|---------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms           |
| Stucco   | Deck            | Two Car       | Dining Area          |
|          | Enclosed        | Outside       | Laundry/Utility Room |
|          | Shower          |               | Library/Study        |
|          | Outside Shower  |               |                      |
|          | Patio           |               |                      |
|          | Porch           |               |                      |
|          | Porch Screened  |               |                      |

# Berger Realty

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### Sidewalks

|                          |                     |                     |             |
|--------------------------|---------------------|---------------------|-------------|
| Interior Features        | Appliances Included | Also Included       | Heating     |
| Bar                      | Dishwasher          | Blinds              | Forced Air  |
| Carbon Monoxide Detector | Disposal            | Curtains            | Multi-Zoned |
| Cathedral Ceiling        | Dryer               | Drapes              |             |
| Kitchen Center Island    | Gas Stove           | Fireplace Equipment |             |
| Security System          | Microwave           | Shades              |             |
| Smoke/Fire Alarm         | Refrigerator        |                     |             |
| Walk In Closet           | Washer              |                     |             |
|                          |                     |                     |             |
| Cooling                  | Water               | Sewer               |             |
| Ceiling Fan(s)           | Public              | Public Sewer        |             |
| Central                  |                     |                     |             |
| Multi-Zoned              |                     |                     |             |



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