

**213 Iroquois  
Margate, NJ 08402**

**Asking \$2,299,000.00**



**COMMENTS**

Premier new construction for 2025 in Margate NJ. Only 4 blocks to your gorgeous Iroquois Ave beach. This expansive shore oasis offers 5 bedrooms and 4.5 baths with storage on the ground floor. There is an optional elevator and a salt or chlorine 10 x 15 hot and cold swim spa where you can design and pick the decking, hardscaping, stone etc. Picture on file. You can choose materials, layout and colors if you show interest soon. Customize what you truly want and need for your family. Builder has over 30 years of experience, call for resume and to meet builder to go over plans. This new build offers several decks, garage, parking for 3 cars, back and side yards and more. Top of the line amenities, tank less hot water, multiple zones for HVAC and upgraded appliance package. Builder has over 30 years of experience, call for resume and to meet builder to go over plans. Drive by 7403 Monmouth to see their latest build. City was impressed and you will be too. Taxes estimated at \$18,700 a year. Centrally located in the heart of Margate close to Casel's, Starbucks, JCC gym, library, beach community center offering shuffleboard, playground, bathrooms and shower. Within walking distance to multiple places of worship and only one block to children's activities such as soccer, tennis, pickle ball, basketball, baseball fields and the Margate Recreation Dept activities. You will be able to enjoy swimming, surfing, fishing, golf and mini golf, boating, marinas, water skiing, sunbathing, and more. The town also has a wide variety of restaurants, shops, and attractions. Don't miss out on the opportunity to own a year-round or a vacation home on this beautiful high and dry street in Margate.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Curbs	One Car	Dining Area	Elevator
Deck		Eat In Kitchen	Kitchen Center Island
Fenced Yard		Laundry/Utility Room	Storage
Outside Shower			
Patio			
Pool-In Ground			
AppliancesIncluded	Heating	Cooling	HotWater
Dishwasher	Gas-Natural	Gas	Tankless-gas
Disposal		Multi-Zoned	
Dryer			
Gas Stove			
Microwave			
Refrigerator			

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Water  
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Sewer  
Public Sewer



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