Asking \$1,890,000.00

213 Iroquois Margate, NJ 08402

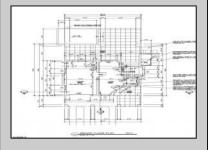
Microwave Refrigerator













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 Margate.	year-round or a vaca	ation home on this beauti	ful high and dry street in
PROPERTY DETAILS			
OutsideFeatures Curbs Deck Fenced Yard Outside Shower Patio Pool-In Ground	ParkingGarage One Car	OtherRooms Dining Area Eat In Kitchen Laundry/Utility Room	InteriorFeatures Elevator Kitchen Center Island Storage
AppliancesIncluded Dishwasher Disposal Dryer Gas Stove	Heating Gas-Natural	Cooling Gas Multi-Zoned	HotWater Tankless-gas





Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



☑ oc17@BergerRealty.com

Washer

Water Sewer
Public Public Sewer



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