

# Berger Realty

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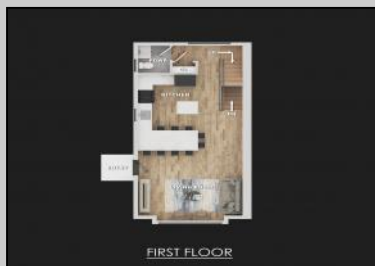


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



213 Harding  
Margate, NJ 08402

Asking \$1,325,000.00



## COMMENTS

Welcome to your dream home in the heart of Margate's Marina District! This brand-new construction townhome offers the epitome of modern living, boasting three bedrooms, three full bathrooms, and one half bathroom. Located just a short stroll from Margate's premier entertainment and dining spots including Tomatoes, Steve and Cookie's, Betty's, and more, convenience and luxury converge effortlessly. Step inside to discover a thoughtfully designed layout spread across three levels. The first floor welcomes you with an open living space seamlessly blending into an expansive kitchen featuring a peninsula with seating for nine, perfect for hosting gatherings. Upstairs, the second level features a primary bedroom with en suite bathroom, an additional bedroom, and a full hall bathroom. Ascend to the third level to find another bedroom, a jack and jill bathroom, a wet bar, and a roof deck offering breathtaking sunset and bay views. The ground level offers a private garage and bonus room ideal for a dry bar or additional storage, leading out to a back patio and outdoor shower. With the option to purchase as a townhome or both units as a duplex, and the flexibility to rent one out for additional income or keep both for larger families seeking privacy, the possibilities are endless in this remarkable property. Don't miss the chance to make this your own coastal oasis!

## PROPERTY DETAILS

Exterior Vinyl	Outside Deck	Parking Garage Attached Garage	Other Rooms Eat In Kitchen
	Enclosed Shower	Outside Auto Door Opener One Car	
	Patio		
Ask for Frank Shoemaker			
Berger Realty Inc			
3160 Asbury Avenue, Ocean City			
Call: 609-399-0076			
Email to: fcs@bergerrealty.com			
Appliances Included Heating Forced Air Gas-Natural			
Dishwasher			
Disposal			
Gas Stove			
Microwave			
Refrigerator			
Self Cleaning Oven			
Washer			



Hot Water Tankless-gas

Water Public

Sewer Public Sewer