



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$2,650,000.00

info@bergerrealty.com

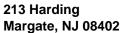














## **COMMENTS**

Welcome to your dream home in the heart of Margatel's Marina District! This brand-new construction townhome offers the epitome of modern living, boasting three bedrooms, three full bathrooms, and one half bathroom each side. Located just a short stroll from Margatel's premier entertainment and dining spots including Tomatoes, Steve and Cookiel's, Bettyl'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

OutsideFeatures Deck

Outside Shower

Attached
Auto Doc
One Car
Ask f
Hogyare
Tankles
Call:

ParkingGarage OtherRooms
Attached Garage Eat In Kitchen
Auto Door Opener

Ask for Rodman Pierce

Hobberger Realty Inc Water
Tankles Egas City
Call: 609-399-4211

Email to: rpp@bergerrealty.com

Heating Forced Air Gas-Natural

Sewer

