

**9614 Winchester  
Margate, NJ 08402**

**Asking \$1,800,000.00**



#### COMMENTS

Luxury "like new" construction situated in Margate's very desirable marina district and beautifully positioned on the doorstep of Longport. The adjacent vacant lot (owned by the gas co) allows for a pleasant cross ventilation situation and provides an abundance of natural sunlight to spill in to the property and creates a wonderful vista. Exterior features include, fully maintenance free exterior featuring cedar siding impressions, complemented with quarry, stacked stone and AZEK custom columns along with a Nantucket style railing system. The resort style, sundrenched rear yard boasts a delightful veranda space, perfect for dining, relaxing and watching your favorite sporting event or movie. Through the veranda is a paver patio area large enough to easily accommodate 8 lounge chairs and a table top of 4 overlooking the large and inviting Gunite pool, complete with cascading waterfall feature. The fully enclosed outside shower offers a lid is large enough to double as a changing room. Additionally, there is a two car garage which flows into a large storage area with rear yard access. The 2 large entertaining decks are the perfect place to enjoy morning coffee or sit and dine with family and friends. Interior features include: high ceilings throughout accentuated with oversized windows and 8 foot sliders, along with a custom millwork package. The open floor plan concept is perfect for down the shore living and provides a casual yet sophisticated lifestyle. The large living area is highlighted with a gas fireplace and custom surround and flows seamlessly into the eat in kitchen featuring white shaker style cabinets, large island and bank of cabinets with glass, illuminated uppers, custom backsplash and good sized pantry. Towards the rear of the property is a large den area complete with wet bar which flows into the large rear deck, overlooking the pool. A convenient half bath with designer vanity completes this level. Second level offers three additional bedrooms with the rear bedroom having soaring ceilings, oversized windows and large closets with professional built-ins. The hallway bath is fully tiled and features a walk-in shower with a seamless glass surround, handheld wand with multiple niches, Kohler water closet and custom vanity with granite top. The second bedroom has multiple oversized windows allowing for an abundance of light to flood the space along with a large closet with custom built ins. The impressive primary suite offers soaring ceilings, creating very dramatic space, is large enough to easily accommodate a small work area, along with access to a sun-drenched deck. The primary bathroom is luxury at its finest, boasting a large custom tiled walk-in shower complete with rain head, handheld wand, multiple diverters, large bench and frameless shower door system, private water closet, linen closet and beautiful double vanity. The 3rd level is an additional suite, featuring a very large bedroom with walk-in closet, storage closet and just steps away you will find a fully tiled bathroom with Kohler water closet, tub with frameless glass hinge door and convenient shelving unit.

#### PROPERTY DETAILS

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



Exterior See Remarks Stone Vinyl	OutsideFeatures Deck Enclosed Shower Fenced Yard Patio Pool-In Ground Porch	ParkingGarage Two Car	OtherRooms Dining Area Eat In Kitchen Laundry/Utility Room Pantry Recreation/Family
InteriorFeatures Bar Carbon Monoxide Detector Cathedral Ceiling Kitchen Center Island Smoke/Fire Alarm	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Slab	Heating Forced Air Gas-Natural Multi-Zoned
Cooling Ceiling Fan(s) Central Electric Multi-Zoned	HotWater Tankless-electric	Water Public	Sewer Public Sewer



Ask for Margaret M. Kurz  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: mmk@bergerrealty.com

