

**25 Granville  
Margate, NJ 08402**

**Asking \$2,399,000.00**



**COMMENTS**

\*\*\*Please join us this weekend for our OPEN HOUSES: SATURDAY JULY 13TH & SUNDAY JULY 14TH 11am-1pm!\*\*\* WOW! TURN-KEY & STUNNING FIRST BLOCK NORTH NEW CONSTRUCTION WITH OCEANVIEWS, LIKE BRAND NEW!! You won't want to miss this contemporary 5-bedroom, 4 and a half bath masterpiece with all of these jaw-dropping luxury finishes. Built by PIRAINO BUILDERS with 2,785 sqft of living space, 3 full zones of heating & air and a 4-stop electric ELEVATOR. Designer contemporary kitchen with high gloss, white flat panel, frameless kitchen cabinets with built-in banquette into dining & wet bar with lift up upper cabinets and decorative backsplashes on kitchen & wet bar. High-end appliances including SubZero/Wolf package with 36" gas cooktop, double 30" wall ovens, 36" paneled refrigerator, stainless steel chimney style hood, Bosch paneled dishwasher, Sharp microwave drawer and cabinetry framed XO beverage fridge. Quartz kitchen & bar countertops. Beautiful 1/2" engineered white oak hardwoods throughout! Dream backyard with covered veranda area with outdoor TV and Jacuzzi. Exterior upgrades include James Hardie straight horizontal siding with Azek window trim & bump outs and Azek porch/veranda ceilings, Okna fully composite windows black exterior (white interior), GAF asphalt roof, Brick/Stone veneer to front of house and columns, Black Clopay garage door with keypad and opener, and rear paver patio and separate storage room. Endless interior upgrades include upgraded square tread profile on staircase, Masonite solid wood interior doors, Vented 42" linear fireplace with decorative tile slabs, metal interior rails and contemporary door and cabinet hardware throughout. Gorgeous baths with upgraded decorative tile, frameless shower enclosures and Kohler 1 piece toilets. LED 4" recessed lighting package & decorative lighting fixtures. Closet fit outs. Full landscape package including irrigation. Outdoor shower. Close proximity to beach, playground, library, boardwalk, down beach stores incl. Casals, USPS, down beach liquor, etc. HURRY, THIS ONE IS A MUST-SEE!

**PROPERTY DETAILS**

| Exterior     | OutsideFeatures  | ParkingGarage      | OtherRooms           |
|--------------|------------------|--------------------|----------------------|
| See Remarks  | Curbs            | Attached Garage    | Dining Area          |
| Fiber Cement | Board Deck       | Auto Door Opener   | Dining Room          |
| Siding       | Outside Shower   | See Remarks        | Eat In Kitchen       |
|              | Patio            | Three or More Cars | Great Room           |
|              | Porch            | Two Car            | Laundry/Utility Room |
|              | Sidewalks        |                    |                      |
|              | Sprinkler System |                    |                      |
|              | Whirlpool/Spa    |                    |                      |
|              | Enclosed         | Outside            |                      |

# Berger Realty

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## Shower

|                          |                    |              |              |
|--------------------------|--------------------|--------------|--------------|
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded | Heating      |
| Bar                      | Dishwasher         | Blinds       | Forced Air   |
| Carbon Monoxide Detector | Disposal           | Shades       | Gas-Natural  |
| Cathedral Ceiling        | Dryer              |              | Multi-Zoned  |
| Elevator                 | Gas Stove          |              |              |
| Kitchen Center Island    | Microwave          |              |              |
| Smoke/Fire Alarm         | Refrigerator       |              |              |
| Storage                  | Self Cleaning Oven |              |              |
| Walk In Closet           | Washer             |              |              |
|                          |                    |              |              |
| Cooling                  | HotWater           | Water        | Sewer        |
| Ceiling Fan(s)           | Gas                | Public       | Public Sewer |
| Central                  | Tankless-gas       |              |              |
| Multi-Zoned              |                    |              |              |



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