

**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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