

# Berger Realty

Since 1928



Berger Realty, Inc.  
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121 Adams #B  
Margate, NJ 08402

Asking \$949,900.00



## COMMENTS

Take advantage of this wonderful opportunity to live in Margate's desirable and fun marina district. Situated on a jumbo lot 50 x 125 and offering convenient location allowing for a quick and pleasant stroll to Margate's best dining establishments including, Tomatoes, Sofia's, Steve & Cookies along with Margate's best business district, family friendly experiences, and of course Margate finest beaches. Exterior features include outside shower/dressing room, private paver driveway, totally maintenance free exterior, large, private, enclosed, rear yard (25x36) with paver patio and irrigation system, yard is large enough to accommodate a POOL and still have room to entertain and dine. Upon stepping into the 2nd floor unit you are sure to be impressed with the fabulous great room area, featuring soaring ceilings highlighted with multiple oversized windows, doors and sliders that allows for an abundance of light to cascade into the dramatic space. The renovated chefs kitchen boasts new countertops, white shaker style cabinets, upgraded stainless steel appliance package and elongated subway tile backsplash. The adjacent open air dining room easily accommodate a table of 6 which flows seamlessly into the massive family room which offers (newly refinished) fiberglass deck access with retractable awning, making life at the shore a breeze! Through the hallway there is a practical pantry leading into a full-size laundry room featuring side-by-side W/D newer direct vent gas hot water heater, newer HVAC (both 4yrs old) and additional storage. The hallway bath newly renovated and offers custom tile floor, upgraded vanity and new Kohler water closet with a tub shower combo. The first guest bedroom is freshly painted, drenched with natural light and includes a new ceiling fan and large you will find the second guest bedroom which is easily large enough to size bed and offers ample closet space. The spacious primary suite is, 3 large closets, Vanity with make up counter and wall-to-wall mirror,uzzi soaking tub. Note-property offers easy access to the beach in the attic.



Ask for Graham Ginn  
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Other Features  
Dining Room  
Eat In Kitchen  
Laundry/Utility Room

Interior Features  
Hardwood Floors  
Master Bath  
Pets Allowed  
Wall to Wall Carpet



Cooling  
Ceiling Fan(s)  
Central

Hot Water  
Gas

Water  
Public Water

Sewer  
Public Sewer