

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



12 Edgemar  
Margate, NJ 08402

Asking \$1,325,000.00



## COMMENTS

Located in desirable Margate neighborhood is a well maintained Split-level home with beautiful living area as you enter the home from the front porch which offer a peaceful setting overlooking a pond. Hard wood flooring, 3 full bedrooms 3 bathrooms and a bonus room which can be a 4th bedroom or office. The kitchen with newer cabinets plus plenty of counter spacer. Next to the kitchen is the dining area which leads to french doors to an outside deck with access to the yard. The outdoor rear area offers many option including space to build a small in-ground pool or Jacuzzi. There plenty of parking with an oversizes double garage plus parking space for two more cars then plenty off street parking. Looking for more space to enjoy out door activities across the street are the Margate activity fields. The beach is 4.5 blocks away. This home was remodeled in 2010 expanding its living features. Its been used as a year round for over 35 years. New Air condition unit August 2024 Not Included: Racks in Garage. The current dinning room fixture will be replaced. Furniture not included in sale price. Can be purchased separately.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Attached Garage	Dining Area
	Deck	Auto Door Opener	Great Room
	Fenced Yard	Two Car	Laundry/Utility Room
	Outside Shower		Workshop
	Patio		
	Porch		
	Sidewalk		
	Sprinkler System		
	AppliancesIncluded	AlsoIncluded	
	Dishwasher	Blinds	
	Refrigerator	Shades	
	Self Cleaning Oven		



Ask for George Cash  
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Call: 609-399-0076  
Email to: gbc@bergerrealty.com



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