



**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 Vinyl	OutsideFeatures Curbs Deck Fenced Yard Outside Shower Patio Porch Side Walk Sprinkler System	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Dining Area Great Room Laundry/Utility Room Workshop
	Appliances Included Dishwasher Refrigerator Self Cleaning Oven	Also Included Finds Shades	



Call for George Cash  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: gbc@bergerrealty.com



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