

**12 Edgemar  
Margate, NJ 08402**

**Asking \$1,325,000.00**



**COMMENTS**

Located in desirable Margate neighborhood is a well maintained Bi-level home with beautiful living area as you enter the home from the front porch which offer a peaceful setting overlooking a small 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 space. Next to the kitchen is the dining area which leads to a slider door to an outside deck with access to the yard. The outdoor rear area offers many options including space to build a small in-ground pool or Jacuzzi. There plenty of parking with an oversized double garage plus parking space for two more cars than plenty of off street parking. Looking for more space to enjoy outdoor 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. Not Included: Racks in Garage, current dining 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 Sidewalks Sprinkler System	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Dining Area Great Room Laundry/Utility Room Workshop
InteriorFeatures Carbon Monoxide Detector Cathedral Ceiling Smoke/Fire Alarm Storage	AppliancesIncluded Dishwasher Disposal Dryer Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds Curtains Shades	Heating Baseboard Hot Water Oil
Cooling Central Electric	HotWater Electric	Water Public	Sewer Public Sewer

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Multi-Zoned



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