



**25 Madison**  
**Margate, NJ 08402**

**Asking \$2,399,000.00**



#### COMMENTS

Luxury New Construction, located in Margate's highly desirable Marina District, boasting Southside location and allowing for a quick and pleasant stroll to Margate's fun and exciting shopping district, casual and fine dining establishments, kid friendly entertainment and of course, Margate's best beaches. Taking full advantage of elevation 14 design and implementing a contemporary coastal, transitional motif, this luxury new construction home is sure to excite the senses. Exterior features include: Azek lap-board siding pkg with stunning one piece \"seamless\" Azek columns and Azek trim boards, highlighted with New Tech Wood and matching New Tech Wood soffits which seamlessly blend with a natural brick foundation and underlined with a upgraded cable railing system. The 2 sun-drenched entertaining decks are the perfect place to lounge and relax or entertain and dine with family and friends. The rear yard oasis is amazing and highlighted by a Gunite pool which is adjacent to the veranda area and exemplifies, casual, down the shore living! Interior features include: beautifully tiled foyer area with garage access and just a few steps to the four-stop elevator. Just beyond the elevator is a flex room which makes for a perfect overflow for large parties and transitions the inside space to the outside, perfectly. The 2nd level offers an open floor plan concept featuring a chefs kitchen, complete with Subzero refrigerator, 36 in. Wolf range, Cove dishwasher, stainless steel appliance package. Fully custom white lacquer European style cabinetry with under mount accent lighting, quartz countertops and one piece slab backsplash, along with an oversized quartz island with waterfall feature. The adjacent great room is anchored with an electric, linear quartz fireplace with custom surround and ship lap accent wall. The stylish half bath offers designer fixtures, Kohler water closet, lighted mirror and custom millwork package. Third level is comprised of two good size bedrooms with oversized windows and large closet with professional fit out, stunning bath with dual sinks, designer fixtures and tub shower combo Enter into the primary suite and you're stepping into luxury with a true walk-in closet with furniture style fit out, custom ceiling fan and private deck access. The primary bathroom is delightful, offering an enormous walk in shower with double rain heads, handheld wand, frameless glass surround along with his and her white lacquer vanities. Penthouse offers 2 generous bedrooms serviced by a luxurious bathroom offering custom vanity with lighted mirror, walk in shower featuring a bench, rain head and hand held wand system.

#### PROPERTY DETAILS

Exterior		OutsideFeatures		ParkingGarage	OtherRooms
Fiber Cement	Board	Curbs		One Car	Dining Room
Siding		Deck			Eat In Kitchen
See Remarks		Enclosed	Outside		Laundry/Utility Room
Wood		Shower			Pantry



# Berger Realty

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		Fenced Yard Pool-In Ground Sidewalks Sprinkler System	Recreation/Family	
InteriorFeatures		AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector		Dishwasher Disposal	Slab	Gas-Natural Multi-Zoned
Cathedral Ceiling		Gas Stove		
Elevator		Microwave		
Kitchen Center Island		Refrigerator		
Smoke/Fire Alarm		Self Cleaning Oven		
Cooling		HotWater	Water	Sewer
Ceiling Fan(s)		Tankless-gas	Public	Public Sewer
Central				
Multi-Zoned				



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