## 25 Granville Margate, NJ 08402

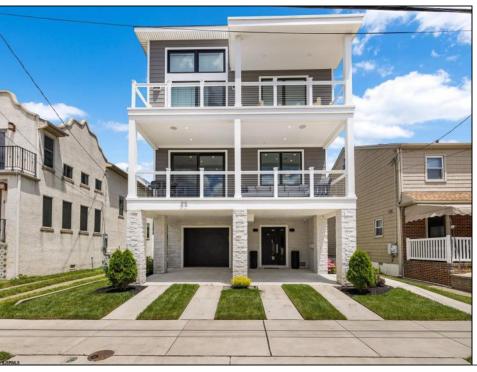












## COMMENTS

\*\*PLEASE JOIN US AT OUR OPEN HOUSE SUNDAY, AUGUST 18TH 12-2PM\*\* WOW! TURN-KEY & STUNNING FIRST BLOCK NORTH NEW CONSTRUCTION WITH OCEANVIEWS, LIKE BRAND NEW!! You won't want to miss this contemporary 5-bedroom, 4 and a half bath masterpiece with all of these jaw-dropping luxury finishes. Built by PIRAINO BUILDERS with 2,785 sqft of living space, 3 full zones of heating & air and a 4-stop electric ELEVATOR. Designer contemporary kitchen with high gloss, white flat panel, frameless kitchen cabinets with built-in banquette into dining & wet bar with lift up upper cabinets and decorative backsplashes on kitchen & wet bar. High-end appliances including SubZero/Wolf package with 36" gas cooktop, double 30" wall ovens, 36" paneled refrigerator, stainless steel chimney style hood, Bosch paneled dishwasher, Sharp microwave drawer and cabinetry framed XO beverage fridge. Quartz kitchen & bar countertops. Beautiful 1/2" engineered white oak hardwoods throughout! Dream backyard with covered veranda area with outdoor TV and Jacuzzi. Exterior upgrades include James Hardie straight horizontal siding with Azek window trim & bump outs and Azek porch/veranda ceilings, Okna fully composite windows black exterior (white interior), GAF asphalt roof, Brick/Stone veneer to front of house and columns, Black Clopay garage door with keypad and opener, and rear paver patio and separate storage room. Endless interior upgrades include upgraded square tread profile on staircase, Masonite solid wood interior doors, Vented 42" linear fireplace with decorative tile slabs, metal interior rails and contemporary door and cabinet hardware throughout. Gorgeous baths with upgraded decorative tile, frameless shower enclosures and Kohler 1 piece toilets. LED 4" recessed lighting package & decorative lighting fixtures. Closet fit outs. Full landscape package including irrigation. Outdoor shower. Close proximity to beach, playground, library, boardwalk, down beach stores incl. Casels, USPS, down beach liquor, etc. HURRY, THIS ONE IS A MUST-SEE!

PROPERTY DETAILS	DPO	DEDTV	DETAI	9

Exterior		OutsideFeatures	ParkingGarage	OtherRooms
Fiber Ce	ment	Board Curbs	Attached Garage	Dining Area
Siding		Deck	Auto Door Opener	Dining Room
See Rema	arks	Outside Shower	See Remarks	Eat In Kitchen
		Patio	Three or More Cars	Great Room
		Porch	Two Car	Laundry/Utility Room

Sidewalks Sprinkler System Whirlpool/Spa

Enclosed Outside

Shower





Refrigerator

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



info@bergerrealty.com

info@bergerrealt

InteriorFeatures AppliancesIncluded AlsoIncluded Heating
Bar Dishwasher Blinds Forced Air
Carbon Monoxide Disposal Shades Gas-Natural
Detector Driver Multi-Zoned

Detector Dryer Multi-Zoned
Cathedral Ceiling Gas Stove
Elevator Microwave

Smoke/Fire Alarm Self Cleaning Oven Storage Washer

Walk In Closet

Kitchen Center Island

Multi-Zoned

CoolingHotWaterWaterSewerCeiling Fan(s)GasPublicPublic SewerCentralTankless-gas



Ask for Domenic Ballerini Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: dvb@bergerrealty.com

