

**103 Franklin  
Margate, NJ 08402**

**Asking \$4,299,999.00**



**COMMENTS**

MARGATE, BEACH BLOCK , POOL, ELEVATOR ! Located just 3rd home from the beach & custom built in 2017 by Piraino Builders. This home exudes a coastal style and many amenities & upgrades -5 Bedrooms (5th bedroom on plan is currently used as a loft with wet bar) 3 Full baths, Powder room and 2 laundries. Exterior is finished with James Hardie cement siding, mahogany porch ceilings & beautifully crafted barrel ceilings, natural stacked stone accents & blue stone porch, spray foam insulation, glass insert railings, Andersen windows & custom Andersen arched doors, Azek bead board & column details, built in outdoor tiled shower & 8x10 storage shed, 3 off street parking spots with convenient exterior elevator stop and electric car charger. Rear of property includes paver patio, natural gas line, in ground heated gunite pool w/ raised wall, waterfalls, Iphone connectivity and keyless rear access to first level. The first floor shows beautifully with an open concept kitchen/living/dining, custom millwork package consisting of wainscoting, coffered ceiling, gas vented fireplace, decorative mantle and marble surround. Kitchen includes SubZero/Wolf paneled appliance package (36" gas range with burners, 36" French door paneled fridge, paneled dishwasher, paneled double fridge drawers microwave drawer), large island plus peninsula with convenient workstation. First floor den fitted out with built ins to allow for plenty of storage/dry bar & built in drop station for bags, shoes & towels, a farmhouse style powder room & convenient stackable W/D for pool & beach items. The second floor is comprised of two generous sized bedrooms which share a tub bathroom, oversized vanity with dual faucets & natural marble, full sized laundry room fitted out with washer/dryer, cabinets, farm sink & folding area and storage cabinets. The Primary bedroom sits upfront with direct ocean views & independent deck access. Large WIC, custom bench seats in the bay windows and Somfy electronic shades. The primary bathroom is finished with classic details throughout, some of the amenities include dual sinks with storage tower and makeup counter, direct ocean views, separate water closet, marble with floor inlays and upgraded thermostatic shower system with bench and body sprays. Up to the 3rd floor, one generous sized bedroom, full bath, loft (or a 5th bedroom) with direct ocean views & wet bar. Dimmers- speakers- cameras- alarm- closet fit outs- very REASONABLE TAXES for beach block with all of these amenities- custom window treatments. Beautifully upgraded and ready for enjoyment! See virtual tour!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asphalt	Deck	None	Laundry/Utility Room
Masonry/Block	Fenced Yard		Loft
Stone	Outside Shower		
Fiber Cement	Board Patio		

# Berger Realty

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Siding	Pool-In Ground Shed Sidewalks Sprinkler System Enclosed      Outside Shower		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Bar	Burglar Alarm	Blinds	Forced Air
Carbon      Monoxide	Disposal	Curtains	Multi-Zoned
Detector	Dishwasher	Drapes	
Elevator	Dryer	Fireplace Equipment	
Kitchen Center Island	Gas Stove	See Remarks	
Security System	Microwave		
Storage	Refrigerator		
Smoke/Fire Alarm	Washer		
Walk In Closet			
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Tankless-gas	Public	Public Sewer
Central			
Multi-Zoned			



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