



**8307 Atlantic  
Margate, NJ 08402**

**Asking \$3,599,000.00**



**COMMENTS**

Welcome to your dream home at 8307 Atlantic Ave . where luxury meets comfort in this stunning new construction home. Perfectly located one block off the beach with a private outdoor oasis featuring a beautiful in-ground gunite pool and plenty of room to relax. Boasting five spacious bedrooms and five elegant bathrooms, a bonus den/sixth bedroom making this home perfect for relaxing with or entertaining family and friends. The open floor plan seamlessly connects the living room, dining area and incredibly impressive kitchen. The large living room features an oversized wet bar and built-ins perfect to entertain. The fully custom kitchen features all SubZero and Wolf appliances, custom cabinetry and an oversized island. Off the main living level is an incredible wrap around porch perfect to enjoy those summer breezes. A state-of-the-art Control4 smart home system makes home automation simple with only the best technology. A den/sixth bedroom, full bathroom, large pantry and laundry room complete this level. The next level features two junior suits both with private balconies showcasing ocean views and their own bathrooms. Two nice sized bedrooms and another full bathroom complete this level. Retreat to the primary suite with the most incredible ocean views, his and hers walk-in closets a large luxurious bathroom and bonus 12X14 finished space to be used however you should need! Additional amenities include an attached garage, elevator, and a security system for peace of mind. With central AC, gas heat, and forced air, comfort is guaranteed year-round. This exceptional home is a rare find, offering a perfect blend of elegance and modern convenience. Don't miss the opportunity to make it yours!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Fiber Cement	Board Cabana	Two Car	Den/TV Room
Siding	Curbs	Attached Garage	Dining Area
	Deck		Great Room
	Fenced Yard		Laundry/Utility Room
	Outside Shower		Library/Study
	Pool-In Ground		Pantry
			Recreation/Family
InteriorFeatures	AppliancesIncluded	Heating	Cooling
Bar	Burglar Alarm	Forced Air	Attic Fan
Carbon	Monoxide Disposal	Gas-Natural	Ceiling Fan(s)
Detector	Dishwasher	Multi-Zoned	Central
Elevator	Dryer		Gas
Kitchen Center Island	Gas Stove		Multi-Zoned

# Berger Realty

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