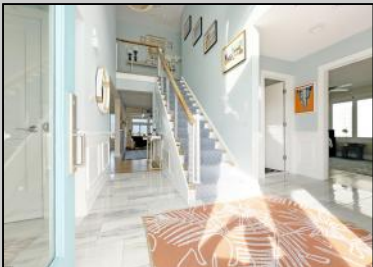


**8407 Wellington Ave  
Margate, NJ 08402**

**Asking \$3,500,000.00**



**DIRECT OPEN BAY**

**COMMENTS**

Top Of The Parkway North! AMAZING BAY FRONT OPPORTUNITY! DECORATOR FINISHED.....a PERFECT COASTAL RETREAT! Gorgeous Open Bay & Panoramic Sunset Views await you from almost EVERY ROOM! Tons of Windows with AMAZING Natural Light will elevate your vibe year round! Massive Decks to grab every angle of open waters. Take a dip and enjoy Mother Nature at its finest. This Home has it all:) The open floor plan is perfect for entertaining large family gatherings or cozy retreats. The White Shaker Kitchen will surely impress with a Cafe Series appliance package, Quartz counter tops, pendant lighting and adorable breakfast nook. The living space features a cozy sitting area complete with built in cabinetry, 5 Speaker sound system, wet bar, ice machine, dining area, and an additional sitting area perfect for happy hour or game night. The first floor is complete with one bedroom, full bath, laundry room, and garage access. The second floor features a large primary bedroom with tray ceiling, primary bath with oversized shower, double vanities, walk in closet, and a large deck with more AMAZING VIEWS! One bedroom is currently being used a home office. The generous outdoor living features an oversized deck, pier, gang plank, and two boat slips. Walking Distance to JCC and places of worship. Short distance to Margate's finest restaurants, shops and nightlife. START LIVING YOUR BEST LIFE NOW!

**PROPERTY DETAILS**

Exterior		OutsideFeatures		ParkingGarage		OtherRooms	
Concrete		Boat Slip		Attached Garage		Breakfast Nook	
Fiber Cement Siding	Board Curbs	Deck		Auto Door Opener		Den/TV Room	
See Remarks		Enclosed Shower	Outside Shower	Two Car		Dining Room	
			Patio			Eat In Kitchen	
			Porch			Laundry/Utility Room	
			Sidewalks			Library/Study	
			Sprinkler System			Primary BR on 1st floor	
						Storage Attic	
InteriorFeatures		AppliancesIncluded		AlsoIncluded		Basement	
Bar		Burglar Alarm		Blinds		Crawl Space	
Carbon Monoxide Detector	Dishwasher	Disposal		See Remarks		Masonry Floor/Wall	
Cathedral Ceiling	Dryer	Gas Stove				Outside Entrance	
Elevator							

# Berger Realty

Since 1928



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Ocean City, NJ 08226  
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HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



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