

**31 Benson  
Margate, NJ 08402**

**Asking \$1,750,000.00**



**COMMENTS**

Margate - one block to the beach and room for a pool! This charming 2-story beach retreat, completely rebuilt to the studs in 2006, spans 2,000 square feet of thoughtfully designed living space on a 108 ft deep lot. Featuring 3 spacious bedrooms and 4 full bathrooms, the home includes two en-suites, one on each floor, providing exceptional convenience and comfort. Step into the open-concept living area, where a cozy gas fireplace warms the vaulted-ceiling living room, seamlessly connected to the dining area and kitchen. A den on the main level opens to a massive deck and a generous backyard, large enough to accommodate a pool. Savor ocean breezes on the inviting front porch or find privacy and relaxation on one of two expansive back decks. The second-floor deck includes retractable privacy screens that are 90% impermeable, allowing you to enjoy views while keeping your space secluded. Originally a 4-bedroom, the home now features a den that enhances the indoor-outdoor flow. With parking for up to four cars, this unbeatable location is just steps from the beach and the iconic Lucy the Elephant. Park your car and walk to all the finest restaurants, attractions, and boutiques that Margate has to offer. Situated on one of Margate's rare 108-foot-deep lots, this extraordinary home presents a unique opportunity to own your personal oasis near the beach. Don't miss out on this coastal gem!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck Enclosed Shower Fenced Yard Outside Shower Porch Porch Screened Shed Sidewalks Sprinkler System	None Outside	Den/TV Room Dining Area Primary BR on 1st floor
AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave	AlsoIncluded Blinds Furnished	Basement Crawl Space	Heating Forced Air Gas-Natural

# Berger Realty

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