



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



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Refrigerator
Self Cleaning Oven
Washer

Cooling
Ceiling Fan(s)
Central

HotWater
Gas

Water
Public

Sewer
Public Sewer

