



**222 Benson  
Margate, NJ 08402**

**Asking \$1,999,999.00**



**COMMENTS**

REDUCED \$199K STUNNING NEW CONSTRUCTION TOWNHOUSE IN MARGATE'S MARINA DISTRICT! Step into the foyer with oversized tile flooring, leading to a spacious extra-wide 2-car garage and a bonus room with Pella sliders that open to a beautifully fenced-in side yard—ideal for outdoor entertaining or relaxation. Ascend to the first level which boasts three generously sized bedrooms, each with its own en-suite bathroom. Also, on this level there is a powder room, a laundry room, and a cozy den with expansive sliding glass doors that lead out to a large covered deck—perfect for enjoying the fresh bay breeze. A second set of sliding doors opens to an additional deck with stairs to the side yard. The second floor is the heart of the home, where an open-concept gourmet kitchen awaits. It features a center island, top-of-the-line luxury appliances, and a spacious pantry, making it a chef's dream. The adjoining great room is nothing short of spectacular, with soaring cathedral ceilings and a stunning gas fireplace framed in marble. This floor also includes an additional bedroom or flex room with a full bathroom and walk-in closet, as well as a large, partially covered patio, perfect for soaking in the breathtaking views of the bay. The top floor is the ultimate retreat—the master suite. This expansive sanctuary offers a walk-in closet and a gorgeous master bathroom with double sinks. Enjoy your morning coffee on the private deck off the master, and unwind in style. This exquisite home is also approved for a pool and has a 4 STOP ELEVATOR. Don't miss the opportunity to own this exceptional property in one of Margate's most coveted locations!

**PROPERTY DETAILS**

|                    |               |                         |                       |
|--------------------|---------------|-------------------------|-----------------------|
| OutsideFeatures    | ParkingGarage | OtherRooms              | InteriorFeatures      |
| Cabana             | Two Car       | Den/TV Room             | Cathedral Ceiling     |
| Deck               |               | Eat In Kitchen          | Elevator              |
| Fenced Yard        |               | Primary BR on 1st floor | Kitchen Center Island |
|                    |               |                         | Walk In Closet        |
| AppliancesIncluded | Basement      | Heating                 | Cooling               |
| Dishwasher         | Finished      | Forced Air              | Central               |
| Dryer              |               | Gas-Natural             | Electric              |
| Gas Stove          |               | Multi-Zoned             | Multi-Zoned           |
| Microwave          |               |                         |                       |
| Refrigerator       |               |                         |                       |
| Washer             |               |                         |                       |
| HotWater           | Water         | Sewer                   |                       |
| Gas                | Public        | Public Sewer            |                       |

# Berger Realty

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Tankless-gas



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