

**8407 Wellington  
Margate, NJ 08402**

**Asking \$3,250,000.00**



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

# Berger Realty

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Kitchen Center Island	Microwave
Security System	Refrigerator
Smoke/Fire Alarm	Self Cleaning Oven
Storage	Washer
Walk In Closet	

Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Public
Gas-Natural	Central		
Multi-Zoned			

Sewer  
Public Sewer



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