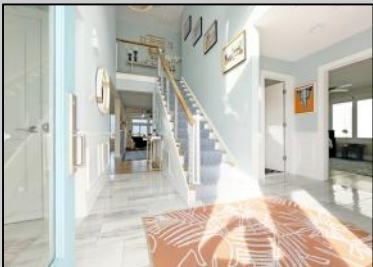




**8407 Wellington**  
**Margate, NJ 08402**

**Asking \$2,999,000.00**



#### 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 as 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	Outside		Eat In Kitchen
		Shower			Laundry/Utility Room
		Outside Shower			Library/Study
		Patio			Primary BR on 1st floor
		Porch			Storage Attic
		Sidewalks			
		Sprinkler System			
InteriorFeatures		AppliancesIncluded		AlsoIncluded	Basement
Bar		Burglar Alarm		Blinds	Crawl Space
Carbon	Monoxide	Dishwasher		See Remarks	Masonry Floor/Wall
Detector		Disposal			Outside Entrance
Cathedral Ceiling		Dryer			
Elevator		Gas Stove			

# Berger Realty

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