

**304 Essex**  
**Margate, NJ 08402**

**Asking \$2,875,000.00**



#### COMMENTS

Welcome to 304 N. Essex Ave, a stunning new build around the existing and enlarged footprint. Designed by Peter Weiss, 304 N. Essex is a meticulously constructed 3,200-square-foot home in Margate. Blending luxury, craftsmanship, and modern design, this property offers the perfect balance of comfort, space, and style. Whether you're seeking a family home, a peaceful retreat, or a multi-generational living space, this residence accommodates every need. Situated on a large 5,000-square-foot lot (50x100), this home offers privacy and expansive living areas, all backing onto the serene Tighe Middle School playing fields, ensuring tranquility while still being close to schools, parks, dining, and entertainment. Attention to Detail: You will see the attention to detail all throughout this home. From the wider moldings and baseboards, the solid core interior doors, Phantom Retractable screens on the exterior doors, outdoor low voltage lighting, to skylights. The new build of 304 N. Essex, completed from Spring 2014 to Fall 2015, was a comprehensive project. From new footers, new foundation, and new framing of exterior walls constructed with 2x6 framing for added strength. Spacious and Inviting Layout: The open-concept main floor features engineered wood floors, vaulted ceilings, and expansive living areas. The layout includes two living areas, each with an elegant electric fireplace and built-in TV. A standout feature is the 16' x 16' guest room, ideal for various uses, with an attached bath for added convenience. Chef-Inspired Kitchen: The chef-inspired kitchen, with its 10-foot island, double ovens, induction cooktop, and 65" refrigerator/freezer, is designed for both beauty and functionality. The spacious walk-in pantry and adjoining laundry room add convenience, while the kitchen flows seamlessly into the dining and living areas. Luxurious Primary Suite and Additional Bedrooms The second floor also features engineered wood floors throughout. The Primary suite features a large bedroom measuring 25 x 15.5, vaulted ceilings, motorized skylights, an electric fireplace, and two walk-in closets- one with a dedicated makeup area. Double doors take you to a private deck. The en-suite bathroom features a large walk-in shower, a jetted tub, and skylights. The second floor also features another larger bedroom 16x 16, with vaulted ceilings and skylights. This bedroom is also Ensuite and has a larger bathroom with double sinks. The 4th bedroom features vaulted ceilings and access to a private sunning balcony. Expansive Outdoor Living: With over 1,600 square feet of outdoor living space, the wrap-around deck, lower-level patio with an outdoor shower, and second-floor sunning balcony offer ample room for relaxation and entertaining. Ground-Floor Suite for Multi-Generational Living: A fully finished ground-floor suite with a private entrance includes a wet bar, half bath, and flexible spaces, ideal for multi-generational living or as a home office, gym, or studio. Modern Comfort and Efficiency: With a two-zone HVAC system, gas tankless water heaters, and an underground electric system, this home ensures year-round comfort and efficiency. Ideal Location: 304 N. Essex combines privacy with accessibility, backing onto the Tighe Middle



School fields while being just minutes from local parks, JCC, tennis courts, beaches, restaurants, and commercial districts.. Conclusion: 304 N. Essex offers luxury, versatile spaces, and modern amenities in an ideal location. With its thoughtful design and expansive living areas, and larger lot, this home is a rare find. Schedule a visit today to see why this is the perfect place to call home.

### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Curbs Deck Fenced Yard Outside Shower Patio Porch Sidewalks Sprinkler System	ParkingGarage One Car Attached Garage	OtherRooms Den/TV Room Dining Area Dining Room Eat In Kitchen Great Room In-Law Quarters Laundry/Utility Room Pantry Recreation/Family Storage Attic
InteriorFeatures Cathedral Ceiling Carbon Monoxide Detector Kitchen Center Island Storage Skylight(s) Smoke/Fire Alarm Walk In Closet Whirlpool	AppliancesIncluded Disposal Dishwasher Dryer Electric Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds Shades	Basement 6 Ft. or More Head Room Heated Inside Entrance Outside Entrance Slab
Heating Forced Air Gas-Natural	Cooling Ceiling Fan(s) Central Electric Multi-Zoned	HotWater Gas	Water Public
Sewer Public Sewer			



Ask for Barbara Fasy  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: bf@bergerrealty.com

