



**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

# Berger Realty

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



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