



**300 Delavan  
Margate, NJ 08402**

**Asking \$1,989,000.00**



#### COMMENTS

This exquisite custom-built home offers 5 bedrooms and 3.5 baths, perfectly situated on a large 95x65 lot with a massive outdoor space featuring a heated in ground Gunite pool. The inviting first floor features a grand foyer, a formal dining room, and a versatile bonus room—ideal as a fifth bedroom, den, or office. The chef's kitchen is designed for both style and function, boasting premium finishes and a bar area with a beverage refrigerator. An open-concept living room, complete with a cozy fireplace, seamlessly extends to the spectacular backyard. Ascending the elegant staircase, you'll find a luxurious primary suite with a grand ensuite bathroom, walk-in closet and a private deck— making this your personal retreat. Another spacious bedroom suite also offers deck access, while the Jack and Jill bedrooms provide an ideal setup for family or guests. There is an abundance of closet space to enhance convenience. Outside, the beautifully designed backyard is an entertainer's dream, featuring a large deck, paver patio, and ample space for entertaining large and small gatherings. With an attached garage and a large driveway, off-street parking is plentiful. Just a short stroll to the beach, top-tier dining, and premier shopping, this rare Margate gem is a must-see!

#### PROPERTY DETAILS

|                          |                    |                  |                      |
|--------------------------|--------------------|------------------|----------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Shingle                  | Cabana             | One Car          | Den/TV Room          |
| Stone                    | Curbs              | Attached Garage  | Dining Room          |
| Vinyl                    | Deck               | Auto Door Opener | Eat In Kitchen       |
|                          | Fenced Yard        |                  | Laundry/Utility Room |
|                          | Outside Shower     |                  | Library/Study        |
|                          | Patio              |                  | Pantry               |
|                          | Paved Road         |                  | Storage Attic        |
|                          | Pool-In Ground     |                  |                      |
|                          | Shed               |                  |                      |
|                          | Sidewalks          |                  |                      |
|                          | Sprinkler System   |                  |                      |
| InteriorFeatures         | AppliancesIncluded | Basement         | Heating              |
| Bar                      | Burglar Alarm      | Crawl Space      | Forced Air           |
| Carbon Monoxide Detector | Central Vacuum     |                  | Gas-Natural          |
| Security System          | Disposal           |                  | Multi-Zoned          |
| Storage                  | Dishwasher         |                  |                      |
| Smoke/Fire Alarm         | Dryer              |                  |                      |
|                          | Gas Stove          |                  |                      |

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