



213 Harding  
Margate, NJ 08402

Asking \$1,295,000.00



#### COMMENTS

Open House Saturday April 19th 11am - 2pm!! Welcome to your dream home in the heart of Margate's Marina District! This brand-new construction townhome offers the epitome of modern living, boasting three bedrooms, three full bathrooms, and one half bathroom. Located just a short stroll from Margate's premier entertainment and dining spots including Tomatoes, Steve and Cookie's, Betty's, and more, convenience and luxury converge effortlessly. Step inside to discover a thoughtfully designed layout spread across three levels. The first floor welcomes you with an open living space seamlessly blending into an expansive kitchen featuring Matte White Cafe appliance package a peninsula with seating for 6+, perfect for hosting gatherings. Upstairs, the second level features a primary bedroom with en suite bathroom, an additional bedroom, and a full hall bathroom. Ascend to the third level to find another bedroom, a jack and jill bathroom, a wet bar, and a roof deck offering breathtaking sunset and bay views. The ground level offers a private garage and bonus room ideal for a dry bar or additional storage, leading out to a back patio and outdoor shower. With the option to purchase as a townhome or both units as a duplex, and the flexibility to rent one out for additional income or keep both for larger families seeking privacy, the possibilities are endless in this remarkable property. Don't miss the chance to make this your own coastal oasis! Final construction still being complete, reach out to understand final finishes still in process.

#### PROPERTY DETAILS

|                          |                    |                  |                |
|--------------------------|--------------------|------------------|----------------|
| Exterior                 | OutsideFeatures    | ParkingGarage    | OtherRooms     |
| Vinyl                    | Deck               | Attached Garage  | Eat In Kitchen |
|                          | Patio              | Auto Door Opener |                |
|                          | Enclosed Shower    | Outside One Car  |                |
| InteriorFeatures         | AppliancesIncluded | Heating          | Cooling        |
| Bar                      | Dishwasher         | Forced Air       | Ceiling Fan(s) |
| Carbon Monoxide Detector | Disposal           | Gas-Natural      | Central        |
| Kitchen Center Island    | Gas Stove          |                  |                |
| Smoke/Fire Alarm         | Microwave          |                  |                |
| Storage                  | Refrigerator       |                  |                |
|                          | Washer             |                  |                |
| HotWater                 | Water              | Sewer            |                |
| Tankless-gas             | Public             | Public Sewer     |                |

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [pjb@bergerrealty.com](mailto:pjb@bergerrealty.com)

