



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

info@bergerreal

108 Exeter, Margate, NJ, 08402

Price \$7,100,000.00



| PROPERTY DETAILS |               |  |  |
|------------------|---------------|--|--|
| Total Rooms      | 18            |  |  |
| Bedrooms         | 6             |  |  |
| Baths Full       | 6             |  |  |
| Baths Half       | 1             |  |  |
| Year Built       | 2024          |  |  |
| Туре             | Single Family |  |  |
| Block Number     | 6.01          |  |  |
| Listing #        | 585490        |  |  |
| Taxes            |               |  |  |

## **COMMENTS**

Ultra Luxurious New Construction, situated on one of Margate's most iconic streets, in the very desirable Down Beach Section. Positioned on a jumbo lot (65x 62.5), this executive style shore home exudes comfort and practicality while perfectly blending sophistication and the casual lifestyle afforded with the "down the shore" living experience. Exterior features incl...

| DEDTY | ' FFATI | IDEC |
|-------|---------|------|
|       |         |      |

| Exterior    | OutsideFeatures  | ParkingGarage | OtherRooms              |
|-------------|------------------|---------------|-------------------------|
| Brick       | Curbs            | Two Car       | Dining Area             |
| Cedar       | Deck             |               | Eat In Kitchen          |
| See Remarks | Enclosed Outside |               | Great Room              |
| Shingle     | Shower           |               | Laundry/Utility Room    |
|             | Fenced Yard      |               | Pantry                  |
|             | Patio            |               | Primary BR on 1st floor |
|             | Pool-In Ground   |               | Recreation/Family       |
|             | Sidewalks        |               |                         |
|             | Sprinkler System |               |                         |
|             |                  |               |                         |

|   | Sprinkler System   |                  |   |
|---|--|------------------|---|
| InteriorFeatures Bar Carbon Monoxide Detector Elevator Kitchen Center Island Smoke/Fire Alarm Storage | AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Washer | Basement<br>Slab | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned |
| Walk In Closet  |  |                  |   |

| Cooling        | HotWater          | Water  | Sewer        |
|----------------|-------------------|--------|--------------|
| Ceiling Fan(s) | Tankless-electric | Public | Public Sewer |
| Central        |                   |        |              |
| Electric       |                   |        |              |

## CONTACT

Scan to see Property page.

**Ask for Robert Bechtel** Berger Realty Inc

Multi-Zoned





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| DEDTV | IDEC |
|-------|------|

| PROFERIT PEATORES  |  |                          |  |
|--|--|--------------------------|--|
| Exterior<br>Brick<br>Cedar<br>See Remarks<br>Shingle   | OutsideFeatures Curbs Deck Enclosed Outside Shower Fenced Yard Patio Pool-In Ground Sidewalks Sprinkler System | ParkingGarage<br>Two Car | OtherRooms Dining Area Eat In Kitchen Great Room Laundry/Utility Room Pantry Primary BR on 1st floor Recreation/Family |
| InteriorFeatures Bar Carbon Monoxide Detector Elevator Kitchen Center Island Smoke/Fire Alarm Storage Walk In Closet | AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Washer                           | Basement<br>Slab         | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned  |
| Cooling<br>Ceiling Fan(s)<br>Central<br>Electric<br>Multi-Zoned  | HotWater<br>Tankless-electric  | Water<br>Public          | Sewer<br>Public Sewer  |

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