

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



8407 Wellington Ave, Margate, NJ, 08402

Price \$3,500,000.00



DIRECT OPEN BAY

### PROPERTY DETAILS

Total Rooms	16
Bedrooms	5
Baths Full	3
Baths Half	0
Year Built	1988
Type	Single Family
Block Number	714
Listing #	591146
Taxes	19539.00

### COMMENTS

**Top Of The Parkway North! AMAZING BAY FRONT OPPORTUNITY! DECORATOR FINISHED.....a PERFECT COASTAL RETREAT! Gorgeous Open Bay & Panoramic Sunset Views await you from almost EVERY ROOM! Tons of Windows with AMAZING Natural Light will elevate your vibe year round! Massive Decks to grab every angle of open waters. Take a dip and enjoy Mother Nature at its finest. This Home has...**

### PROPERTY FEATURES

Exterior Concrete Fiber Cement Board Siding See Remarks	OutsideFeatures Boat Slip Curbs Deck Enclosed Outside Shower Outside Shower Patio Porch Sidewalks Sprinkler System	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Breakfast Nook Den/TV Room Dining Room Eat In Kitchen Laundry/Utility Room Library/Study Primary BR on 1st floor Storage Attic
InteriorFeatures Bar Carbon Monoxide Detector Cathedral Ceiling Elevator Kitchen Center Island Security System Smoke/Fire Alarm Storage Walk In Closet	AppliancesIncluded Burglar Alarm Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds See Remarks	Basement Crawl Space Masonry Floor/Wall Outside Entrance
Heating Forced Air Gas-Natural Multi-Zoned	Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public
Sewer Public Sewer			

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



8407 Wellington Ave, Margate, NJ, 08402

Price \$3,500,000.00



DIRECT OPEN BAY

### PROPERTY DETAILS

Total Rooms	16
Bedrooms	5
Baths Full	3
Baths Half	0
Year Built	1988
Type	Single Family
Block Number	714
Listing #	591146
Taxes	19539.00

### COMMENTS

**Top Of The Parkway North! AMAZING BAY FRONT OPPORTUNITY! DECORATOR FINISHED.....a PERFECT COASTAL RETREAT! Gorgeous Open Bay & Panoramic Sunset Views await you from almost EVERY ROOM! Tons of Windows with AMAZING Natural Light will elevate your vibe year round! Massive Decks to grab every angle of open waters. Take a dip and enjoy Mother Nature at its finest. This Home has...**

### PROPERTY FEATURES

Exterior Concrete Fiber Cement Board Siding See Remarks	OutsideFeatures Boat Slip Curbs Deck Enclosed Outside Shower Outside Shower Patio Porch Sidewalks Sprinkler System	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Breakfast Nook Den/TV Room Dining Room Eat In Kitchen Laundry/Utility Room Library/Study Primary BR on 1st floor Storage Attic
InteriorFeatures Bar Carbon Monoxide Detector Cathedral Ceiling Elevator Kitchen Center Island Security System Smoke/Fire Alarm Storage Walk In Closet	AppliancesIncluded Burglar Alarm Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds See Remarks	Basement Crawl Space Masonry Floor/Wall Outside Entrance
Heating Forced Air Gas-Natural Multi-Zoned	Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public
Sewer Public Sewer			

**CONTACT**



**Ask for James Monteleone**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call:**  
**Email to: [jfm@bergerrealty.com](mailto:jfm@bergerrealty.com)**

Scan to see Property page.



**CONTACT**



**Ask for James Monteleone**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call:**  
**Email to: [jfm@bergerrealty.com](mailto:jfm@bergerrealty.com)**

Scan to see Property page.

