

# Berger Realty

Since 1926



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

info@bergerrealty.com



8407 Wellington, Margate, NJ, 08402

Price \$3,250,000.00



### PROPERTY DETAILS

|                     |               |
|---------------------|---------------|
| <b>Total Rooms</b>  | 16            |
| <b>Bedrooms</b>     | 5             |
| <b>Baths Full</b>   | 3             |
| <b>Baths Half</b>   | 0             |
| <b>Year Built</b>   | 1988          |
| <b>Type</b>         | Single Family |
| <b>Block Number</b> | 714           |
| <b>Listing #</b>    | 593414        |
| <b>Taxes</b>        | 20226.00      |

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

# Berger Realty

Since 1926



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

info@bergerrealty.com



8407 Wellington, Margate, NJ, 08402

Price \$3,250,000.00



### PROPERTY DETAILS

|                     |               |
|---------------------|---------------|
| <b>Total Rooms</b>  | 16            |
| <b>Bedrooms</b>     | 5             |
| <b>Baths Full</b>   | 3             |
| <b>Baths Half</b>   | 0             |
| <b>Year Built</b>   | 1988          |
| <b>Type</b>         | Single Family |
| <b>Block Number</b> | 714           |
| <b>Listing #</b>    | 593414        |
| <b>Taxes</b>        | 20226.00      |

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

**CONTACT**



**Ask for Bob Wilkins**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call: 609-425-7423**  
**Email to: [bw@bergerrealty.com](mailto:bw@bergerrealty.com)**

Scan to see Property page.



**CONTACT**



**Ask for Bob Wilkins**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call: 609-425-7423**  
**Email to: [bw@bergerrealty.com](mailto:bw@bergerrealty.com)**

Scan to see Property page.

