

# Significant Sales

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*special properties around the world*

**118 S 20<sup>th</sup> AVENUE | \$8,600,000 | LONGPORT, NJ**



*Longport fabulous direct ocean front compound (3 building lots) sits on 143 ft of ocean frontage. Open floor plan w/owner's suite on 1st floor w/private office. 8 bedrooms, 10 baths, home movie theater, den w/fireplace, steam room, wrap-around open kitchen w/breathtaking views, hurricane shutters, 4-car attached garage, elevator, 2 game rooms, natural cedar siding, concrete pavers, multi-zoned A/C (8 zones), upper level decks & rooftop observation deck w/ panoramic views. Truly a lifestyle to enjoy the shore!*

**25 S UNION AVENUE | \$1,857,000 | MARGATE, NJ**



*Excellent ocean views from this traditional Mediterranean New Construction ready for mid-summer completion! Hardie plank & shingle siding, upgraded custom Andersen windows, wrap-around decks on 1st & 2nd floors w/ concrete pavers & aluminum wrought-iron railings, interior elevator, top of the line appliances w/ Wolfe & SubZero, Elmwood cabinetry w/soft close drawers/doors, all granite countertops, hardwood floors throughout, Kohler fixtures, tiled baths. Room for a garage or paved yard w/built-in BBQ/fire pit.*

**15 S UNION AVENUE | \$2,575,000 | MARGATE, NJ**



*Ultimate traditional living located on fine Parkway street with ocean views and in-ground pool, huge detached 2 car garage, 1st floor master bedroom, additional master on 2nd floor, 2nd floor den or TV room, huge deck and front porch, hardwood floors throughout, maintenance free hardee board exterior, outdoor cooking area and outdoor television.4600 sq ft of superb quality! Listing broker accompany.*

## 1804 OCEAN AVE | \$1,850,000 | BRIGANTINE, NJ

*This 6,500sf home sits steps from Brigantine beach in the coveted A-Zone of the island. With exquisite custom finishes throughout, this seaside villa makes the perfect destination for weekend renewal and oceanside entertaining. Located just two hours from Manhattan, an hour from Philadelphia, and five miles from the hustle and bustle of Atlantic City, this island makes the most of its gorgeous beaches.*



## 105 S WASHINGTON AVENUE | \$1,725,000 | VENTNOR, NJ

*Magnificent Jacob Yoel built beach block home. Sunny side of the street, three glorious decks with fabulous ocean views. Charming back patio, extensive landscaping, bamboo floors, tile floors, private guest room with bath. Two full master suites. Top of the line appliances, impeccable. Just perfect!!*



## 112 S AVOLYN AVENUE | \$1,900,000 | VENTNOR, NJ

*Luxurious beach block showcase home w/inside and out side fireplace. Panoramic views of ocean and boardwalk, first floor family room with movie theater, wet bar & office 2nd floor master suite w/deck, 2bed/2bath, 3rd floor state of the arte kitchen, private i-pod hookup in each room, 3 fireplaces, completely surrounded with open windows. One of a kind on the island!*



## 3101 ATLANTIC AVENUE | \$1,733,333 | LONGPORT, NJ



*Exceptional location capturing amazing panoramic and direct forever ocean views. Introducing this upside down better than new const w/ elevator,4/5 bd,4.5 ba,3 mstr suites.Main mstr suite includes sauna,hot tub,walk-in shower w/vaulted ceiling.Kit w/ maple cab,autumn slate bs,tile fl,ss app pkg,breakfast bar,din rm,lvg rm w/stone fp & remote,wet bar, vaulted ceilings & expansive deck. 1st fl encompasses 3 bed,2 bath & den.3rd level includes theater,observatory & game rm & bar, garage.*

## 10 N VENDOME AVENUE | \$1,735,000 | MARGATE, NJ



*Now a Sensational Parkway street with beautiful new or full renovated homes! Over sized rooms! Hardwood and tile thru-out. Wrap around porch cascading out to huge 15x25 pool, separate outdoor bath plus immense paver area to rear yard with stone outdoor kitchen and fireplace! This home is the epitome of outdoor entertaining capability on this 90x80 lot. Other features include detached garage, 1st and 2nd floor master suite, 6 full baths. August 1 completion! Suede beige vinyl cedar selected.*

## 15 S MANOR AVENUE | \$1,675,000 | LONGPORT, NJ



*Magnificent Peter Weiss designed custom home features huge covered porch, ocean/bay views from 3 oversized decks, spectacular entrance w/ floating stair, 5brs, 1st fl study w/6th bdrm, master suite w/deck, 4 full baths, entertainment room w/wet bar, large private backyard w/patio, det. garage, natural look cedar siding & stone ext, designer kitchen w/Subzero/Wolf appl pkg, granite & wine refrigerator, hardwood & natural stone finishes throughout, 3zone HVAC, alarm.*

## 9 S OXFORD AVENUE | \$1,270,000 | VENTNOR, NJ

*Immaculate and wonderful family home located one block to the beach and boardwalk in a lovely neighborhood! This house sits on a Big lot with a fenced yard, inground pool, great front porch and off street parking. It features Viking gas stove, sub-zero refrigerator, beverage refrigerator, two dishwashers, granite counter tops, pantry, central vacuum, double Viking oven, alarm system, sound system and whirl pool bath. Absolutely move-in condition.*



## 19 S CEDAR GROVE AVENUE | \$1,650,000 | MARGATE, NJ

*Custom southside Tuscan home built by Jim Christaldi. 1.5 blocks from the beach, restaurants, and shopping. Beautiful amenities throughout, open floor plan, den, living room, eat-in-kitchen, Viking sub-zero refrigerator, granite countertops, dining room, wine cooler, front porch with ocean views, owners suite with deck, 2nd floor den, 2-car garage with private entrance, side patio for entertaining.*



## 1 S 26<sup>TH</sup> STREET | \$1,580,000 | LONGPORT, NJ

*New Construction! Practically Beachblock! Bay and ocean views! sensational traditional style home utilizing the finest materials. Sensational tile and hardwood through out, sub zero, gas fireplace, audio, 2 zone HVAC, porch plus 2 decks, unparalleled quality that leaves other competing builder's complimenting the high degree of quality, check out the superb baths and master bath is over the top with slab granite in an incredible shower, plenty of off street parking, fenced yard.*



## 9 N VENDOME AVENUE | \$1,385,000 | MARGATE, NJ



*Truly unique layout with huge open first floor, great yard for entertainment, front porch detached garage, house is fitted for elevator to all 3 levels, large bedrooms throughout, numerous skylights, sunny side of lovely Parkway Street. The Finest Quality!*

## 30 N 30<sup>TH</sup> STREET | \$1,350,000 | LONGPORT, NJ



*Piraino built/craftsman home. Bay/ocean views. Built to FEMA specs. 4 mstrs, 1st fl mstr, den w/coffered ceiling, office, movie theater rm, gourmet kit w/double stack cabinets, FP, 10' ceilings t/o, 8'solid doors, solid oak staircase & vaulted ceilings on 2nd fl, craftsman style wainscoting, trim pkg t/o, custom vanities, mstr w/body sprays, hard plank cement siding, Anderson windows, eyebrow window w/ barrel ceiling inside, lg porch, 2 decks, huge back yd, garage, mudrm, stone foundation, smart house wired.*

## 112 N NASSAU AVENUE | \$1,275,000 | MARGATE, NJ



*Rare unique home to be built on 1 of the largest lots in the Pkwy section, allowing for massive decks & incredible outside living space. The home will offer 3500 sq.ft. of beautifully designed space over 2 levels. 1st level- full mstr ste, private den w/ fp, addnl half ba., dream kitchen in a dramatic setting, accented with 10' ceilings, 8' doors and oversized windows. 2nd level fts vaulted ceilings, mstr ste fit for a king and queen, jr. mstr ste & 2 add'l oversized bedrooms.*

## 1 S 32<sup>ND</sup> AVENUE | \$1,413,500 | LONGPORT, NJ

*Custom-built new construction on south-side oversized corner lot with room for in-ground pool. Desirable wide street. Short walk to beach, tennis courts, playground, and dining in Margate and Longport!!!*



## 10 N 32<sup>ND</sup> AVENUE | \$1,300,000 | LONGPORT, NJ

*Stunning new construction offering only the finest finishes. Three levels of luxury living featuring 6 bedrooms, 5 full baths, multiple decks with ocean view, detached garage, plenty of outside living space*



## 8515 VENTNOR AVENUE | \$1,650,000 | MARGATE, NJ

*One-of-a-kind Parkway home! This beautiful brick home features 5,500 square feet all of impeccable quality. This corner home, only a 2 short blocks to the beach has 6 bedrooms, 5.5 bathrooms, an open floor plan, in-ground pool in the rear yard, beautiful landscaping, a pool house with bathroom, custom kitchen, 2-car garage and much more!*





## *Other noteworthy sales from the area...*

- ❖ 21 S Cedar Grove | \$1,800,000 | Margate, NJ
- ❖ 109 S Thurlow Avenue | \$1,900,000 | Margate, NJ
- ❖ 437 N Rumson Avenue | \$1,350,000 | Margate, NJ
- ❖ 105 S Gladstone Avenue | \$1,600,000 | Margate, NJ
- ❖ 7 S Kenyon Avenue | \$1,076,000 | Margate, NJ
- ❖ 9107 Fremont Avenue | \$1,100,000 | Margate, NJ
- ❖ 11 S Barclay Avenue | \$1,129,000 | Margate, NJ
- ❖ 139 S Bartram Avenue | \$1,160,000 | Atlantic City, NJ
- ❖ 4221 Central Avenue | \$1,175,000 | Ocean City, NJ
- ❖ 101 S Essex Avenue | \$1,260,000 | Margate, NJ
- ❖ 8801 Atlantic Avenue | \$1,950,000 | Margate, NJ
- ❖ 7405 Atlantic Avenue | \$1,995,000 | Margate, NJ
- ❖ 7711 Bayshore Drive | \$2,260,000 | Margate, NJ
- ❖ 2105 Wesley Avenue | \$2,400,000 | Ocean City, NJ

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homes with extraordinary lives.*

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