



**9412 Ventnor  
Margate, NJ 08402**

**Asking \$1,550,000.00**



**COMMENTS**

Welcome to Unit 3 at "Town Walk", A Luxury Boutique Townhome Retreat. Fabulous Location In the Heart of Margate! ONLY 2 BLOCKS TO THE BEACH!! 3000 Sq Ft SMART HOME with 3 CAR GARAGE and 3 Stop ELEVATOR! Built Like a Fortress with Concrete, Rebar, and Steel Beams. This Townhome Features 5 Big Bedrooms and 4 Full Bathrooms. The Kitchen Features Solid Wood Cabinets, Under Cabinet Lighting, GE Monogram Appliances Complete with a Pot Filler, Quartz Countertops, Under Counter Microwave, and a Large Center Island. The Open Floor Plan, Fireplace, Upgraded Bathrooms, Large Bedrooms, and Generously Sized Closets will Surely Impress! Primary Bedroom Features Tray Ceiling, Private Mahogany Covered Deck, Large Bathroom with Soaking Tub, Oversized Shower, and Backlit Double Vanity. Smart Features Include a Security Alarm, Thermostats, and Speaker System All Operated Remotely from your Smart Phone! Feel the Summer Breeze on Your Large Deck Draped in Mahogany Ceilings...A Perfect Way to Relax and Unwind from a Busy Work Week. Just a Few Steps to Shopping, Restaurants, Nightlife and Mini Golf. Less than a 5 min walk to the beach! Condo fee Covers Hazard, Fire and Flood Insurance, Common Area Electric, Common Area Maintenance, Sprinklers, and Trash Removal. Pet Friendly!

**PROPERTY DETAILS**

|                                |                  |                         |                   |
|--------------------------------|------------------|-------------------------|-------------------|
| Exterior                       | ParkingGarage    | OtherRooms              | InteriorFeatures  |
| Concrete                       | Attached Garage  | Den/TV Room             | Bar               |
| Fiber Cement Board             | Auto Door Opener | Dining Area             | Elevator          |
| See Remarks                    | See Remarks      | Eat In Kitchen          | Fireplace(s)      |
| Three Months Cash              | See Remarks      | Laundry/Utility Room    | Foyer             |
| Ask for George Cash            | See Remarks      | Primary BR on 1st floor | Handicap Features |
| Berger Realty Inc.             | See Remarks      | Recreation/Family       | Inter-Center and  |
| 3160 Asbury Avenue, Ocean City | See Remarks      |                         | set               |
| Call: 609-399-0076             | See Remarks      |                         |                   |
| Email to: gbc@bergerrealty.com | See Remarks      |                         |                   |
| Cooling                        | HotWater         |                         |                   |
| Central                        | Tankless-gas     |                         |                   |
| Multi-Zoned                    |                  |                         |                   |



Sewer  
Public Sewer