



**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 of More Car	Hand Dry/Utility Room	Foyer	Foyer
Ask for Kevin Holiday	Primary BR on 1st floor	Handicap Features	Handicap Features
Berger Realty Inc	Recreation/Family	Handicap Features	Handicap Features
109 E 55th St.,		Handicap Features	Handicap Features
Ocean City		Handicap Features	Handicap Features
Call: 609-399-4211		Handicap Features	Handicap Features
Email to: keh@bergerrealty.com		Handicap Features	Handicap Features
Cooling	HotWater	Handicap Features	Handicap Features
Central	Tankless-gas	Handicap Features	Handicap Features
Multi-Zoned		Handicap Features	Handicap Features



Sewer  
Public Sewer