



**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 Moke Gas Sedbury	Three Moke Gas Sedbury	Hand/Utility Room	Foyer
Berger Realty Inc	Berger Realty Inc	Primary BR on 1st floor	Handicap Features
3160 Asbury Avenue, Ocean City	3160 Asbury Avenue, Ocean City	Recreation/Family	Handicap Features
Call: 609-399-0076	Call: 609-399-0076	Walk In Closet	Handicap Features
Email to: ks@bergerrealty.com	Email to: ks@bergerrealty.com		Handicap Features
Cooling	HotWater		
Central	Tankless-gas		
Multi-Zoned			



Ask for Ken Sedbury  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
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Sewer  
Public Sewer