



**9412 Ventnor**  
**Margate, NJ 08402**

**Asking \$1,500,000.00**



**COMMENTS**

Welcome to "Towne Walk", a Luxury Townhome Community! Rare Opportunity for a Large, Southside Townhome with 3 CAR GARAGE and 3 Stop Elevator! 4 Bedrooms and 4.5 Baths with Flex Bonus Space for a Home Office/Gym/Sitting Room/Yoga Rooms...Make It Your Own:) The Kitchen Includes Plenty of Cabinet Space, Gorgeous Quartz Countertops, GE Monogram Appliances, and a Large Center Island. The Upgraded Bathrooms and Generously Sized rooms and Closets will Surely Impress! Fabulous Location alongside Boutiques, Restaurants, Nightlife and Mini Golf, not to mention its 2 short blocks to the beach! This Townhome is Perfect for Families and Friends to Make Everlasting Memories and Begin New Beach Traditions! HOA fee for Hazard/Flood Insurance, Common Area Electric, Landscaping, Common Area Maintenance, and Trash Removal estimated at \$500/month. Pet Friendly!

**PROPERTY DETAILS**

Exterior Concrete Vinyl See Remarks Fiber Cement Board Siding	OutsideFeatures Deck	ParkingGarage Attached Garage Auto Door Opener See Remarks Three or More Cars	OtherRooms Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor Recreation/Family
Cooling Central Multi-Zoned	HotWater Tankless-gas	Water Public	Heating Forced Air Gas-Natural Public Sewer



AppliancesIncluded  
 Built In Dishwasher  
 Disposal  
 Dryer  
 Gas Stove  
 Microwave  
 Refrigerator  
 Self Cleaning Oven  
 Washer

Basement  
 Call for Ben Dunbar  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
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