



**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	Outside Features	Parking/Garage	Other Rooms
Concrete	Deck	Attached Garage	Den/TV Room
Fiber Cement Board		Auto Door Opener	Dining Area
Siding		See Remarks	Eat In Kitchen
See Remarks		Three or More Cars	Laundry/Utility Room
Vinyl			Primary BR on 1st floor
			Recreation/Family



Appliances Included  
 Ask for Linda Wass  
 Berger Realty Inc  
 1670 Boardwalk, Ocean City  
 Call: 609-391-0500  
 Email: ljw@bergerrealty.com  
 Microwave  
 Refrigerator  
 Self Cleaning Oven  
 Washer

Heating  
 Forced Air  
 Gas-Natural



Cooling  
 Central  
 Multi-Zoned

Hot Water  
 Tankless-gas

Water  
 Public

Sewer  
 Public Sewer