



**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             |
| Vinyl                     |                  | Auto Door Opener   | Dining Area             |
| See Remarks               |                  | See Remarks        | Eat In Kitchen          |
| Fiber Cement Board Siding |                  | Three or More Cars | Laundry/Utility Room    |
|                           |                  |                    | Primary BR on 1st floor |
|                           |                  |                    | Recreation/Family       |



Appliances Included  
Ask for Steven Sengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: srs@bergerrealty.com  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Heating  
Forced Air  
Gas-Natural



|             |              |        |              |
|-------------|--------------|--------|--------------|
| Cooling     | Hot Water    | Water  | Sewer        |
| Central     | Tankless-gas | Public | Public Sewer |
| Multi-Zoned |              |        |              |