

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**9607 Pacific  
Margate, NJ 08402**

**Asking \$625,000.00**



## COMMENTS

Are you searching for the perfect coastal retreat? Look no further than this beautifully upgraded 2-bedroom, 2-bathroom condo, ideally situated just one block from the beach. This prime property offers not only proximity to the ocean but also easy access to a variety of local amenities, including popular restaurants and boutiques. A front porch serves as the entrance's focal point, enhancing and providing a welcoming outdoor space. Step inside, and you'll immediately notice the attention to detail and the quality of the upgrades throughout the condo. The open floor plan creates a spacious and inviting atmosphere, perfect for entertaining or enjoying quiet evenings at home. The kitchen has been fully updated with modern appliances, sleek countertops, and ample cabinet space, making it a joy to cook and entertain. Both bathrooms have been thoughtfully renovated with contemporary fixtures, stylish tiling, and high-end finishes that exude elegance and comfort. The two generously sized bedrooms offer plenty of natural light, closet space, and a serene environment to rest and recharge. There is upgraded flooring throughout. The sale of this unit includes all furniture, offering a move-in ready experience. The only exclusions are personal items, so you can start enjoying your new home immediately. The unit includes the following upgrades: •2019 installation of new hot water heater •2022 installation of new vinyl doubled paned window throughout condo •2022 replaced front door and storm door The Condo has had Recent Building Upgrades which includes: 2021 crawl space structural repair completed 2022 stucco repair and painting of building exterior 2024 New roof installed 2024 new building electrical meter box replaced This charming, pet-friendly condo is perfect for you but also your furry friends. With a series of recent building structural repairs and exterior improvements, this property ensures peace of quality.



**Ask for George Cash**

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## PROPERTY DETAILS

Parking Garage  
Other Rooms  
Living Area

Cooling  
Central  
Electric

Water  
Public Water

