

**9412 Ventnor Ave  
Margate, NJ 08402**

**Asking \$1,575,000.00**



**COMMENTS**

V2 Properties presents.... \"Town Walk\", a Pet Friendly Townhome with 3 CAR GARAGE, Private Foyer and Elevator! 4 Bedrooms and 4.5 Baths with Flexible Bonus Space. Open Entertainer's Design awaits your decorative flair. Gather around the Fireplace, Hang in the Kitchen around the Center Island, Gather in the Dining Area, or Relax on the Deck. The upgraded Kitchen and Baths will surely impress. Fabulous location alongside Luxury Fashion Boutiques, Restaurants, Nightlife and Mini Golf! Short Walk, ONLY 2 BLOCKS to the beach! This Townhome is Perfect for Families and Friends to Make Everlasting Memories and Begin New Beach Traditions! Also perfect for investors looking to collect passive income! HOA fee for Hazard/Flood Insurance, Common Area Electric, Common Area Maintenance, and Trash Removal estimated at \$525/month. Pet Friendly! Built by Vince Viney, a Premier Luxury Builder who has been in business for over 25 years. 10 Year Home Warranty included.

**PROPERTY DETAILS**

Exterior Concrete Vinyl See Remarks Fiber Cement Board Siding	OutsideFeatures Deck Handicap Access Sidewalks	ParkingGarage Three or More Cars Attached Garage Auto Door Opener See Remarks	OtherRooms Den/TV Room Dining Area Eat In Kitchen Great Room Laundry/Utility Room Library/Study Pantry Recreation/Family Storage Attic Primary BR on 1st floor
InteriorFeatures Bar Elevator Handicap Features Kitchen Center Island Security System Storage Smoke/Fire Alarm Walk In Closet	AppliancesIncluded Burglar Alarm Disposal Dishwasher Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Slab	Heating Forced Air Gas-Natural Multi-Zoned

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Cooling  
Central  
Multi-Zoned

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for Bob Wilkins  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [bw@bergerrealty.com](mailto:bw@bergerrealty.com)

