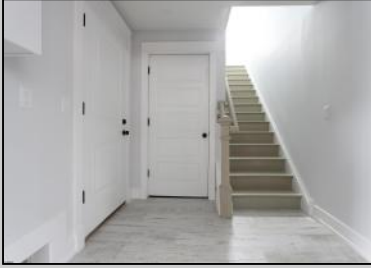


**9412 Ventnor Ave
Margate, NJ 08402**

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

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Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500



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Cooling
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HotWater
Tankless-gas

Water
Public

Sewer
Public Sewer



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