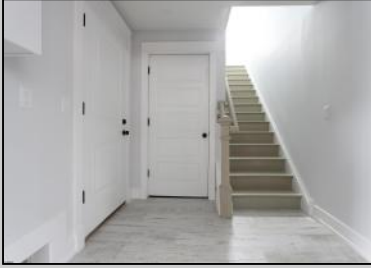


**9412 Ventnor Ave
Margate, NJ 08402**

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 \$560/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 Fiber Cement Siding See Remarks Vinyl	OutsideFeatures Deck Board Handicap Access Sidewalks	ParkingGarage Attached Garage Auto Door Opener See Remarks Three or More Cars	OtherRooms Den/TV Room Dining Area Eat In Kitchen Great Room Laundry/Utility Room Library/Study Pantry Primary BR on 1st floor Recreation/Family Storage Attic
InteriorFeatures Bar Elevator Handicap Features Kitchen Center Island Security System Smoke/Fire Alarm Storage Walk In Closet	AppliancesIncluded Burglar Alarm Dishwasher Disposal 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



Cooling
Central
Multi-Zoned

HotWater
Tankless-gas

Water
Public

Sewer
Public Sewer



Ask for Patrick McKenna
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: mck@bergerrealty.com

