

# Berger Realty

Since 1928



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



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9504 Amherst Avenue  
Margate, NJ 08402

Asking \$364,900.00



## COMMENTS

Your search is over! This affordable pet friendly one bedroom condo is in beautiful condition and offers bayviews and sensational sunsets! Newer kitchen with granite counters and 1 year old refrigerator, and the new bath has a large walk in shower. Sliders open to a private deck to relax and enjoy the bay breezes and sunsets. New HVAC units in 2023 in addition to new bedroom windows. Small condo complex with a total of 15 units. Building improvements include new roof & siding and all new vinyl staircases. Unit has a private storage shed & assigned parking space. Walk to all the marina area restaurants including Steve & Cookie's, Tomatoes and Sofia's and you're still only a short walk to the beach! For the boater, there is a marina right on the bay. Enjoy the bayfront promenade. This one has it all so make your appointment today!

## PROPERTY DETAILS

ParkingGarage	InteriorFeatures	Heating	Cooling
None	Pets Allowed	Electric	Electric
		Space/Wall/Floor	Wall Units
HotWater	Water	Sewer	
Electric	Public Water	Public Sewer	



Ask for Grant Halliday  
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