

**9412 Ventnor  
Margate, NJ 08402**

**Asking \$1,500,000.00**



**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, could be 5th Bedroom. Open Entertainer's Design awaits your decorative flair and touch. Gather around the Fireplace, Hang in the Kitchen around the Center Island, or Relax on the Decks and gaze at the pink sunset skies. The Upgraded Kitchen and Baths will surely impress:) Fabulous location along side Luxury Fashion Boutiques, Restaurants, Nightlife and Mini Golf! ONLY 2 BLOCKS to the beach and Perfect Location for Families and Friends to Make Everlasting Memories at the Beach! Also perfect for investors looking to collect passive income! Hardie/Azak Siding, 2 HVAC Systems. Condo fee for Hazard/Fire/Liability/Flood Insurance, Fire Sprinklers, Common Area Electric, Common Area Maintenance, and Trash Removal @ \$560/month. 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	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Deck	Three or More Cars	Den/TV Room
See Remarks	Handicap Access	Attached Garage	Dining Area
Fiber Cement Board Siding	Sprinkler System	Auto Door Opener	Eat In Kitchen
		See Remarks	Laundry/Utility Room
			Pantry
			Recreation/Family
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Burglar Alarm	Inside Entrance	Forced Air
Carbon Monoxide Detector	Dishwasher	Masonry Floor/Wall	Gas-Natural
Elevator	Dryer	Outside Entrance	Multi-Zoned
Handicap Features	Gas Stove	Slab	
Kitchen Center Island	Microwave		
Security System	Refrigerator		
Storage	Self Cleaning Oven		
Smoke/Fire Alarm	Washer		
Walk In Closet			
Cooling	HotWater	Water	Sewer

# Berger Realty

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Central  
Multi-Zoned

Tankless-gas

Public

Public Sewer



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