Berger Realty
Since 1920

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REALTOR

**22 A Washington**
**Margate, NJ 08402**

**Asking $999,999.00**

## COMMENTS

Perhaps the most convenient location in all of Margate. Situated in the highly sought after Marina District and allowing just a quick and pleasant stroll to Margate\'s finest restaurants, best beaches, most exciting shopping district, and all of the family fun Margate offers, sits this “townhouse style” residence. Exterior features include gorgeous brick façade, multi car parking with a full-size garage, ample rear yard entertaining space, perfect for barbecuing and entertaining. Interior features include, large foyer area, leading into a full size laundry room and rear yard access. The large townhome features eat in kitchen with adjacent dining room, anchored with a wood-burning fireplace, with easy access to a large deck. The spacious family room offer lots of windows, allowing for tons of natural sunlight to flood into the space. The 2nd level offers wonderful primary bath highlighted with his and her closets, and a fully renovated bathroom featuring walk in shower, custom tile and upgraded vanity. The 2 hallway bedrooms are large and bright with ample closet space and serviced by a fully renovated hallway bath.

## PROPERTY DETAILS

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
|---|---|---|---|
| Brick | Deck | One Car | Dining Area |
| | Fenced Yard | | Eat In Kitchen |
| | Sidewalks | | Great Room |
| | Enclosed Outside Shower | | Laundry/Utility Room |
| | | | Storage Attic |

Ask for Grant Halliday
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| Appliances Included | Basement | Heating |
|---|---|---|
| Disposal | Slab | Forced Air |
| Dishwasher | | Gas Heating |
| Dryer | | |
| Gas Stove | | |
| Microwave | | |
| Refrigerator | | |
| Self Cleaning Oven | | |
| Washer | | |

| Cooling | HotWater | Water | Sewer |
|---|---|---|---|
| Central | Gas | Public | Public Sewer |
| Electric | | | |