



**8805 Monmouth Ave  
Margate, NJ 08402**

**Asking \$1,149,995.00**



#### COMMENTS

Here's Your Family's New Beach House!!! A quintessential Margate Beach House that has served this family for generations, is now awaiting the next family; ready to make more memories for generations to come! Enjoy this two-story corner Single Family home featuring a beautiful front porch complete with awnings, privacy and seating for the whole family. Great for enjoying your morning coffee, happy hour after a long day at the beach or the gathering spot at the end of an evening out on Amherst Ave. Entering through the front door you are greeted with a generous-sized living room with seating for 10+ people and original hardwood flooring. Just off the LR is the Dining area with a fully appointed kitchen on the left complete with granite counters, tiled backsplash and stainless steel appliances. The laundry Room is just off the back of the kitchen and the rear entrance. Making a left off the Living Room are two over-sized bedrooms, affording you with a primary bedroom on the first floor and a full bathroom off the hall, including tiled shower featuring a glass enclosure. Up the staircase to the second floor is an additional bathroom which also has a tiled shower and glass enclosure. The additional sink and make-up mirror just outside the bath, in the hallway is a great feature for getting ready for a night out on the town. The two bedrooms on this floor are HUGE highlighted by multiple bunk beds in each with a combined current sleeping space for 14+ cousins, friends, family members or the multiple guests you invited to enjoy your beach house. The location is key as you're a short walk to the beach, the restaurants on Amherst or the shops along Ventnor Ave. This is your new beach house!! Ready for your family to enjoy the Salt Life! Easy to show,. Seller offering a One Year Home Warranty to the Buyer. Call me today for your private showing.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	None	Dining Room
	Patio		Laundry/Utility Room
	Shed		Primary BR on 1st floor
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Blinds	Crawl Space
Kitchen Center Island	Disposal	Partially Furnished	
Smoke/Fire Alarm	Dryer		
Storage	Gas Stove		
	Microwave		
	Refrigerator		

# Berger Realty

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