



9412 Ventnor Ave  
Margate, NJ 08402

Asking \$1,575,000.00



### COMMENTS

\*\*\* SPECIAL INCENTIVE\*\*\* SELLER will offer a 2% MORTGAGE RATE BUY DOWN with acceptable offer!! Welcome to "Towne Walk", 4 Luxury Boutique Townhomes In the Heart of Margate! 3500 Sq Ft SMART HOME with 3 CAR GARAGE, 3 Stop ELEVATOR! 5 Bedrooms and 4 Full Bathrooms with Flex Bonus Space for a Home Office/Gym/Yoga Room. Relaxing on Large Decks Draped in Mahogany Ceilings and a Summer Breeze is the Perfect Way to Unwind. The Kitchen Features Shaker Cabinets, GE Monogram Appliances, Gorgeous Quartz Countertops, and a Large Center Island. The Open Floor Plan, Wet Bar, Fireplace, Upgraded Bathrooms, Large Bedrooms, and Generously Sized Closets will Surely Impress! Smart Security System, Thermostats, and Speaker System all operated remotely from your smart phone! Fabulous Location, Close to Shopping, Restaurants, Nightlife and Mini Golf, not to mention less than a 5 min walk to the beach! HOA fee Covers Insurance, Common Area Electric, Common Area Maintenance, and Trash Removal. Pet Friendly! April 2024 Delivery!

### PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Concrete	Attached Garage	Den/TV Room	Elevator
Fiber Cement Board Siding	Auto Door Opener	Dining Area	Foyer
See Remarks	See Remarks	Eat In Kitchen	Kitchen Center Island
Vinyl	Three or More Cars	Laundry/Utility Room	Master Bath
		Recreation/Family	Pets Allowed
			Walk in/Cedar Closet



Ask for Monica Raab  
Berger Realty Inc.  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: msr@bergerrealty.com

