



**9412 Ventnor  
Margate, NJ 08402**

**Asking \$1,625,000.00**



#### COMMENTS

\*\*\* SPECIAL INCENTIVE\*\*\* SELLER will offer a 2% MORTGAGE RATE BUY DOWN with acceptable offer!! Welcome to "Town Walk", A Luxury Boutique Townhome Retreat. Fabulous Location In the Heart of Margate! 3500 Sq Ft SMART HOME with 3 CAR GARAGE and 3 Stop ELEVATOR! Built Like a Fortress with Concrete, Rebar, and Steel Beams. This Townhome Features 5 Big Bedrooms and 4 Full Bathrooms. The Kitchen Features Solid Wood Cabinets, Under Cabinet Lighting, GE Monogram Appliances Complete with a Pot Filler, Quartz Countertops, Under Counter Microwave, and a Large Center Island. The Open Floor Plan, Fireplace, Upgraded Bathrooms, Large Bedrooms, and Generously Sized Closets will Surely Impress! Primary Bedroom Features Tray Ceiling, Private Deck, Large Bathroom with Soaking Tub, Oversized Shower, and Backlit Vanity. Smart Features Include a Security Alarm, Thermostats, and Speaker System All Operated Remotely from your Smart Phone! Feel the Summer Breeze on Your Large Deck Draped in Mahogany Ceilings....A Perfect Way to Relax and Unwind from a Busy Work Week. Just a Few Steps to Shopping, Restaurants, Nightlife and Mini Golf. Less than a 5 min walk to the beach! HOA fee Covers Hazard, Fire and Flood Insurance, Common Area Electric, Common Area Maintenance, and Trash Removal. Pet Friendly!

#### PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Concrete	Attached Garage	Den/TV Room	Bar
Fiber Cement Board	Auto Door Opener	Dining Area	Elevator
Siding	See Remarks	Eat In Kitchen	Fireplace(s)
See Remarks	Three or More Cars	Laundry/Utility Room	Foyer
Vinyl		Recreation/Family	Handicap Features
			Kitchen Center Island
			Master Bath
			Pets Allowed
			Walk in/Cedar Closet
Heating	Cooling	HotWater	Water
Forced Air	Central	Tankless-gas	Public Water
Gas-Natural	Multi-Zoned		
Multi-Zoned			

Sewer  
Public Sewer

# Berger Realty

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