

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



118 Monroe  
Margate, NJ 08402

Asking \$1,149,999.00



## COMMENTS

Don't Wait—This Stunning Condo Has It All! Welcome to your dream home! This beautifully maintained 4-unit building, built in 2007, is bursting with charm, convenience, and features you'll absolutely love. Nestled on nearly 1/4 acre, it offers a lifestyle of comfort and ease. The 2-car garage comes equipped with hose bibs for rinsing off beach sand or washing your car, and a private backdoor leads to an enormous, landscaped yard with elegant pavers—perfect for relaxing, entertaining, or creating your own backyard oasis! Step through the front door, and you're greeted by a spacious, open-concept layout that's perfect for hosting friends, relaxing with family, or working from home. Want even more convenience? Enter through the garage and take the elevator straight up to your unit! The bright and airy living room flows seamlessly to your recently expanded front deck, a fantastic spot to soak in the sunshine or enjoy a morning coffee. The kitchen is a chef's delight, featuring granite countertops, a raised island, a gas stove, and plenty of cabinet space for all your cooking essentials. The hallway leads you to a powder room, a full bathroom with double vanities, utility room and two large, inviting bedrooms on the left. At the end of the hall, the luxurious primary suite awaits with soundproofing for ultimate tranquility, a spacious walk-in closet, and a private bathroom featuring a double vanity and walk-in shower. As if that weren't enough, you'll love the private second deck off the primary bedroom—a perfect retreat for evening unwinding or morning inspiration. This home is packed with thoughtful extras, including automatic lighting in all common areas, an HVAC service contract, and a touchscreen alarm system for peace of mind. Best of all, it's just a short walk to the bay, beach, restaurants, you need is right at your doorstep. This is more than a condo; it's a wait, call today to schedule your private tour and make this extraordinary



Ask for James P. Monroe

Berger Realty Inc  
109 E 55th St., Ocean City  
NJ 08226  
Call 609-399-4211  
Email to: jpm@bergerrealty.com

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas



Sewer  
Public Sewer