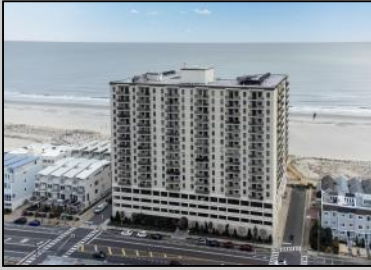


# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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9600 Atlantic Avenue  
Margate, NJ 08402

Asking \$1,399,000.00



## COMMENTS

Welcome to your exclusive beachfront escape perched on penthouse level, high above the Jersey shore. This unique rarely offered 2BR & den, 2.5 bath unit located in Margate's prestigious 9600 bldg. delivers unmatched southern exposure w/sweeping, unobstructed views stretching over 30 miles down the coastline-even catching the glow of Avalon at night. This modified layout, approx. 1184 sq.ft. includes a den/fam. rm. ideal for entertaining or easily used as a 3rd sleeping area. Recent hi-end upgrades include modern bathrooms, luxury scratch & water resistant flooring & freshly painted liv. spaces w/scenic views. Primary suite boasts brand new Karastan carpet, expanded custom closets & fully tiled en-suite w/oversized shower. Kitchen offers an island w/granite countertops, quality cabinetry & walk in utility rm. w/washer and dryer. Enjoy 9600's full service amenities 24/7 security, beachfront pool, fitness center, direct beach access & also includes reserved covered parking. Make your appointment and move right in!

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Brick	One Car	Den/TV Room	Kitchen Center Island
	See Remarks	Dining Area	Master Bath
		Laundry/Utility Room	
		Primary BR on 1st floor	



Cooling  
Ask for John Tonkinson  
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Water  
Kitchen Water

Sewer  
Public Sewer

