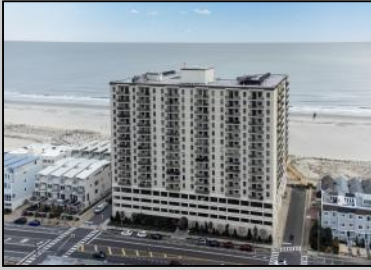


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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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<br>See Remarks | Den/TV Room<br>Dining Area<br>Laundry/Utility Room<br>Primary BR on 1st floor | Kitchen Center Island<br>Master Bath |



Cooling  
Electric for Steven  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: slo@bergerrealty.com

Water  
Other Water

Sewer  
Public Sewer

