

# Berger Realty

Since 1920



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

info@bergerrealty.com



9404 Amherst  
Margate, NJ 08402

Asking \$1,999,999.00



## COMMENTS

Exquisite Multi-Level Townhome with Bay Views in Margate's Bay Area Welcome to this stunning multi-level townhome, perfectly situated in the heart of Margate's coveted bay area. Enjoy breathtaking bay views from every floor and relax on one of three private decks. Featuring 4 spacious bedrooms and 4 full bathrooms, this home offers both comfort and luxury. The interior boasts luxury vinyl plank flooring, an expansive open-concept living and dining area, and state-of-the-art appliances throughout. With smart home technology integrated into the design, modern convenience meets coastal charm. Additional highlights include: Two-car garage with ample storage Pristine condition – move-in ready Prime location – walk to restaurants, water sports, and nightlife Perfect for entertaining – open layout and scenic views on every level This is a rare opportunity to own a beautifully maintained townhome in one of Margate's most vibrant neighborhoods. Don't miss your chance to be at the center of all the summer fun!

## PROPERTY DETAILS

|                    |                                                       |                                                                  |                                                                                                                     |
|--------------------|-------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl  | Outside Features<br>Curbs<br>Deck<br>Sprinkler System | Parking/Garage<br>Attached Garage<br>Auto Door Opener<br>Two Car | Other Rooms<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Storage Attic |
| Cooling<br>Central | Hot Water<br>Gas<br>Tankless-electric                 | Water<br>Public                                                  | Heating<br>Gas-Natural<br>Sewer<br>Public Sewer                                                                     |



Ask for Brent Kolmer  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email: bak@bergerrealty.com  
Included:  
Burglar Alarm  
Blinds  
Dishwasher  
Disposal  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

