

# Berger Realty

Since 1928



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16 Monroe  
Margate, NJ 08402

Asking \$529,900.00



## COMMENTS

Great opportunity as this is the first time one of the 8 Condo's at the Monroe Mews is available for sale in 2.5+ years. Situated between Ventnor & Winchester Ave. in the South end of Margate close to a myriad of commercial activity with restaurants and stores, this beautiful and well maintained end unit furthest from Monroe Ave., 872 sq.ft.1st floor, one Bedroom, one full bath with a fantastic porch/deck is ready for its new occupant. Neutral decor with an open living room, dining area and kitchen (refrigerator/freezer, electric stove-oven, microwave, SS Sink w/ neutral cabinets. The Master Bedroom easily accommodates a King bed. The full bath has a tub/shower with access directly from the BR and hallway. Stacked W/D in unit. Custom blinds in windows and patio doors for deck. LG ground level storage room. 2 Deeded parking spaces outside and small additional bay ground level under bldg. (golf cart, motorcycle etc). New HVAC, HW Heater & low Condo fees at \$300/mo make this an opportunity worth "knocking".

## PROPERTY DETAILS

|                        |                                                     |                           |                                                        |
|------------------------|-----------------------------------------------------|---------------------------|--------------------------------------------------------|
| Exterior<br>Vinyl      | ParkingGarage<br>None                               | OtherRooms<br>Dining Area | InteriorFeatures<br>Master Bath<br>Wall to Wall Carpet |
| Heating<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned | HotWater<br>Gas           | Water<br>Public Water                                  |



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