

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**100 Monroe #2**  
**Margate, NJ 08402**

**Asking \$680,000.00**



## COMMENTS

Experience coastal living at its finest in this New Construction Townhome in the very popular Marina District in Margate, This four-level home is conveniently located between the BEACH and the BAY. Enjoy the area's best dining and entertainment spots, shopping, ice cream parlors, and all the fun Margate has to offer. The first floor welcomes you with a cozy living room and coat closet. Head up to the second floor, where you will find a thoughtfully designed kitchen boasting coastal Navy blue cabinetry, rich quartz countertops, stainless steel appliance package and stackable front load washer and dryer. Step out on to a small balcony and smell the fresh salt air, this level also includes a stylish powder room. The third floor, houses the primary bedroom with a beautifully appointed full bath. The fourth floor offers a versatile loft style bedroom could be used as a dressing room, home office, bedroom for small children or a cool loft hang out, this space is complete with a private balcony ideal for enjoying a sunset. The property also includes a small shared rear yard space. This adorable home is ideal for those seeking a cozy retreat at the shore, in a magnificent setting with the convenience of being within close proximity to everything! \*\*No condo fees - just shared insurance expenses with the additional 3 units.

## PROPERTY DETAILS

Exterior Shingle Stone	OutsideFeatures Deck	ParkingGarage None	OtherRooms Eat In Kitchen Loft Recreation/Family
	<p>Ask for J.K. Hepner, III Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email: jkh@bergerrealty.com</p>		
	<p>AlsoIncluded Dishwasher Disposal Dryer Garage Microwave Refrigerator Self Cleaning Oven Washer</p> <p>Heating Cooling Sewer</p> 		
Cooling Central	HotWater Tankless-gas	Water Public	Sewer Public Sewer