

# Berger Realty

Since 1928



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



104 Monroe  
Margate, NJ 08402

Asking \$1,495,000.00



## COMMENTS

Premier Margate Location — Just Steps to the Beach! — park the car and walk or bike to everything! This impeccably maintained corner 3 bedroom, 3.5 bathroom townhouse is packed with features, including a four-stop elevator that brings you up to a dramatic rooftop deck boasting sprawling panoramic views of the ocean, bay, and Absecon skyline. Entertain with ease in the rooftop lounge area, complete with a bar, ample seating, and a covered awning—perfect for relaxing in the shade or stargazing in your own private oasis. Outdoor living shines with multiple decks on every level, especially off the primary suite, which has been beautifully updated with a sleek coastal design. The spacious living room is centered around an easy-to-use electric fireplace, creating a warm and inviting ambiance that flows seamlessly into the dining area. The kitchen features stainless steel appliances, granite countertops, and counter seating, with a charming porch just off the kitchen—ideal for enjoying your morning coffee. Pride of ownership is evident throughout, with thoughtful updates including a newer rooftop deck, upgraded electric service, elevator, and more. Additional perks include a full two-car garage, ample storage space, and the convenience of an elevator to carry luggage or packages with ease. No condo fees & pets are welcome! Enjoy a short stroll to some of Margate's best restaurants, shops, and the beach. Just turn the key and move right in!

## PROPERTY DETAILS

|                                                                                     |                                                                                                                                  |                                           |                                                                                       |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------|
| OutsideFeatures<br>Curbs                                                            | ParkingGarage<br>Two Car                                                                                                         | InteriorFeatures<br>Kitchen Center Island | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Microwave<br>Refrigerator             |
|  | Ask for John Greiner<br>Berger Realty Inc<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email: jag@bergerrealty.com |                                           |  |
|                                                                                     | Basement<br>Crawl Space                                                                                                          | Heating<br>Forced Air                     |                                                                                       |
|                                                                                     | Sewer<br>Public Sewer                                                                                                            |                                           |                                                                                       |