

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**1 Douglas  
Margate, NJ 08402**

**Asking \$1,499,000.00**



## COMMENTS

WELCOME TO EASY, LUXURY LIVING AT THE BEACH! Nothing but convenience found here with this dream location just steps to the beach and almost everything Margate has to offer! This coveted and hard-to-find Southside location, just can't be beat. End-unit townhome featuring 4 BEDROOMS, 3.5 BATHS and a TWO-CAR GARAGE! Perfect layout with private first floor bedroom and full bath..perfect for older kids, parents or guests! Also, first floor laundry with full-size washer & dryer. Second floor open layout with spacious living and dining area, open kitchen, powder room and 2nd floor primary-suite!! Why do 3 flights of steps?! Decks off the front and back, perfect to enjoy the ocean breeze! Third floor with two more bedrooms and another full bath! Great, well-maintained complex with nothing to do but enjoy! Let someone else take care of your beach house for you! Recent, additional new improvements include new air conditioner, new flooring, custom wood blinds throughout, new roller shade in master, all new appliances, new master shower head, new carpets and more. HURRY!

## PROPERTY DETAILS

|                                                     |                                                                                                                                                                           |                                                                 |                                                                                                                                |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                   | OutsideFeatures<br>Curbs<br>Deck<br>Outside Shower<br>Porch<br>Sidewalks                                                                                                  | ParkingGarage<br>Two Car<br>Attached Garage<br>Auto Door Opener | OtherRooms<br>Breakfast Nook<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Primary BR on 1st floor |
|                                                     | <b>Ask for Domenic Ballerini</b><br><b>Berger Realty Inc.</b><br><b>3160 Asbury Avenue, Ocean City</b><br><b>Call: 609-399-0076</b><br><b>Email: dvb@bergerrealty.com</b> |                                                                 | Heating<br>Gas                                                                                                                 |
|                                                     | AppliancesIncluded<br>Disposal<br>Dishwasher<br>Dryer<br>Microwave<br>Refrigerator<br>Washer                                                                              | Basement<br>Crawl Space                                         |                                                                                                                                |
| Cooling<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned | HotWater<br>Gas                                                                                                                                                           | Water<br>Public                                                 | Sewer<br>Public Sewer                                                                                                          |