

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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20 Washington  
Margate, NJ 08402

Asking \$1,099,000.00



## COMMENTS

NO CONDO FEES! Welcome to this beautifully renovated, fee simple townhouse ideally located in the heart of Margate! This spacious 4-bedroom, 3.5-bath home includes a first-floor bedroom with a full bath and an additional flex/bonus room—perfect for an office, den, or extra guest space. Enjoy new luxury vinyl flooring in the kitchen and living areas, a brand-new roof (2024), and a new Trex deck (2025) for relaxing or entertaining outdoors. Just two blocks to the beach and moments from restaurants, shops, and all that Margate has to offer. Additional highlights include two off-street parking spaces and a large shed for bikes, beach gear, and storage. Truly move-in ready and maintenance-free coastal living—no condo fees!

## PROPERTY DETAILS

|          |                 |               |                      |
|----------|-----------------|---------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms           |
| Brick    | Shed            | None          | Den/TV Room          |
| Vinyl    |                 |               | Eat In Kitchen       |
|          |                 |               | Laundry/Utility Room |
|          |                 |               | Storage Attic        |

|                          |                                |              |             |
|--------------------------|--------------------------------|--------------|-------------|
| InteriorFeatures         | AppliancesIncluded             | AlsoIncluded | Basement    |
| Carbon Monoxide Detector | Dishwasher                     | Blinds       | Crawl Space |
| Smoke/Fire Alarm         | Disposal                       |              |             |
|                          | Dryer                          |              |             |
|                          | Electric Stove                 |              |             |
|                          | Refrigerator                   |              |             |
|                          | Washer                         |              |             |
|                          | Call for Patricia Moss         |              |             |
|                          | Berger Realty Inc              |              |             |
|                          | 3160 Asbury Avenue, Ocean City |              |             |
|                          | Call: 609-399-0076             |              |             |
|                          | Email to: tcm@bergerrealty.com |              |             |
|                          | Cooling                        | HotWater     |             |
|                          | Central                        |              |             |

