



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



8904 Ventnor, Margate, NJ, 08402

Price \$5,290,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 5             |
| Baths Full   | 4             |
| Baths Half   | 1             |
| Year Built   | 2008          |
| Type         | Single Family |
| Block Number | 121           |
| Listing #    | 599362        |
| Taxes        | 30826.00      |

#### COMMENTS

*Luxury living at its finest featuring perhaps, the most sought after address in all of Margate. Beautifully positioned on the South side of the prestigious "All Wars Memorial Park Way" and located directly on the corner of Thurlow Avenue. The convenience of this location allows easy access to Margate's casual and fine dining establishments, fun and exciting business...*

#### PROPERTY FEATURES

|                                                                                                           |                                                                                                                              |                             |                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Brick                                                                                         | OutsideFeatures<br>Curbs<br>Enclosed Outside<br>Shower<br>Fenced Yard<br>Pool-In Ground<br>Sprinkler System<br>Whirlpool/Spa | ParkingGarage<br>None       | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry |
| InteriorFeatures<br>Cathedral Ceiling<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer                    | AlsoIncluded<br>See Remarks | Heating<br>Gas-Natural<br>Multi-Zoned                                                                                        |
| Cooling<br>Ceiling Fan(s)<br>Central                                                                      | Water<br>Public                                                                                                              | Sewer<br>Public Sewer       |                                                                                                                              |

#### CONTACT

Ask for Michael Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 908-309-6538  
Email to: mvm@bergerrealty.com

Scan to see Property page.



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



8904 Ventnor, Margate, NJ, 08402

Price \$5,290,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 5             |
| Baths Full   | 4             |
| Baths Half   | 1             |
| Year Built   | 2008          |
| Type         | Single Family |
| Block Number | 121           |
| Listing #    | 599362        |
| Taxes        | 30826.00      |

#### COMMENTS

*Luxury living at its finest featuring perhaps, the most sought after address in all of Margate. Beautifully positioned on the South side of the prestigious "All Wars Memorial Park Way" and located directly on the corner of Thurlow Avenue. The convenience of this location allows easy access to Margate's casual and fine dining establishments, fun and exciting business...*

#### PROPERTY FEATURES

|                                                                                                           |                                                                                                                              |                             |                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Brick                                                                                         | OutsideFeatures<br>Curbs<br>Enclosed Outside<br>Shower<br>Fenced Yard<br>Pool-In Ground<br>Sprinkler System<br>Whirlpool/Spa | ParkingGarage<br>None       | OtherRooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry |
| InteriorFeatures<br>Cathedral Ceiling<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer                    | AlsoIncluded<br>See Remarks | Heating<br>Gas-Natural<br>Multi-Zoned                                                                                        |
| Cooling<br>Ceiling Fan(s)<br>Central                                                                      | Water<br>Public                                                                                                              | Sewer<br>Public Sewer       |                                                                                                                              |

#### CONTACT

Ask for Michael Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 908-309-6538  
Email to: mvm@bergerrealty.com

Scan to see Property page.

