

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



202 Fredericksburg  
Margate, NJ 08402

Asking \$1,399,999.00



## COMMENTS

Live just minutes from the beach in this beautifully REIMAGINED home, featuring a stunning new second-level addition! The first floor boasts an open-concept layout with a modern kitchen, complete with a large peninsula, perfect for cooking and entertaining. The living room flows seamlessly into the covered porch, where you can unwind and enjoy the ocean breeze. With a convenient FIRST FLOOR BEDROOM(FLEX ROOM) and full bathroom, this home is designed for ease and comfort. Upstairs, the primary suite has its own dedicated bath and closet, and a private balcony to sip your morning coffee. Plus, you'll find two more spacious bedrooms, a full bathroom, and a separate laundry area. The front yard has plenty of off-street parking or it's the perfect space for outdoor games and creating summer memories. Looking for a more private outdoor space, head around to your cozy back yard that is fully fenced in. Underneath the home, which once was a speakeasy, is all new concrete which was poured to be above elevation so it provides plenty of storage for all your beach chairs and accessories! THIS prime location is the perfect blend of style, convenience, and beachside living. Don't miss this opportunity to own a home that combines modern upgrades with beachy charm. Click the link below for an interactive tour. <https://unbranded.visithome.ai/Wy4CLLLjS3HsdEGmykBMKK?mu=ft>

## PROPERTY DETAILS

Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	Public
Forced Air			



Ask for Bob Wilkins  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [bw@bergerrealty.com](mailto:bw@bergerrealty.com)

