

106 Fredericksburg  
Margate, NJ 08402

Asking \$2,475,000.00



COMMENTS

Experience unparalleled luxury in this BETTER THAN NEW custom-built home, completed in 2022. Designed with modern elegance and superior craftsmanship, this property offers an exceptional living experience. The chef's kitchen is a culinary masterpiece, featuring top-of-the-line appliances including a Wolf range, Bosch dishwasher, Sub-Zero refrigerator, and a wine cooler. A spacious kitchen island with gray Imperial leathered hard marble countertops and a 36-inch cast iron farmhouse Hayride sink completes the sophisticated design. An open floor plan seamlessly connects the living spaces, all adorned with beautiful engineered hardwood flooring throughout. The first-floor primary bedroom offers comfort and privacy, while the second floor boasts an oversized primary suite complete with a bonus office room and a large walk-in closet with custom built-in shelving. Upstairs features 2 additional guest bedrooms. Step onto the upstairs deck to take in the views of the Atlantic City skyline. The backyard is an entertainer's paradise. Enjoy the expansive 15x25' heated gunite in-ground pool and a fully equipped outdoor kitchen featuring a Blaze grill, Recteq smoker, two-drawer refrigerator, granite countertops, and ambient landscape lighting. This exquisite property combines luxury, comfort, and stunning views—making it the perfect place to call home.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Deck	None	Dining Area	Carbon Monoxide
Fenced Yard		Eat In Kitchen	Detector
Outside Shower		Laundry/Utility Room	Kitchen Center Island
Patio		Library/Study	Smoke/Fire Alarm
Pool-In Ground		Primary BR on 1st floor	Storage
Porch			Walk In Closet
Sprinkler System			
AppliancesIncluded	Heating	Cooling	HotWater
Dishwasher	Forced Air	Ceiling Fan(s)	Tankless-gas
Dryer	Gas-Natural	Central	
Gas Stove		Multi-Zoned	
Microwave			
Refrigerator			
Self Cleaning Oven			
Washer			
Water	Sewer		

# Berger Realty

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Public

Public Sewer

