

# Berger Realty

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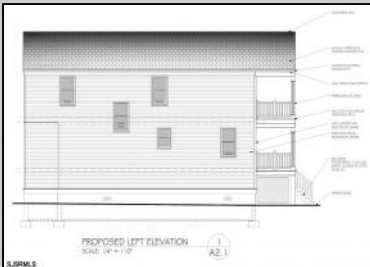
**Berger Realty, Inc.**  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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Addition/ Alterations to:  
202 N Fredericksburg Ave  
Margate City, NJ 08402



Margate City Residence



PROPOSED LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



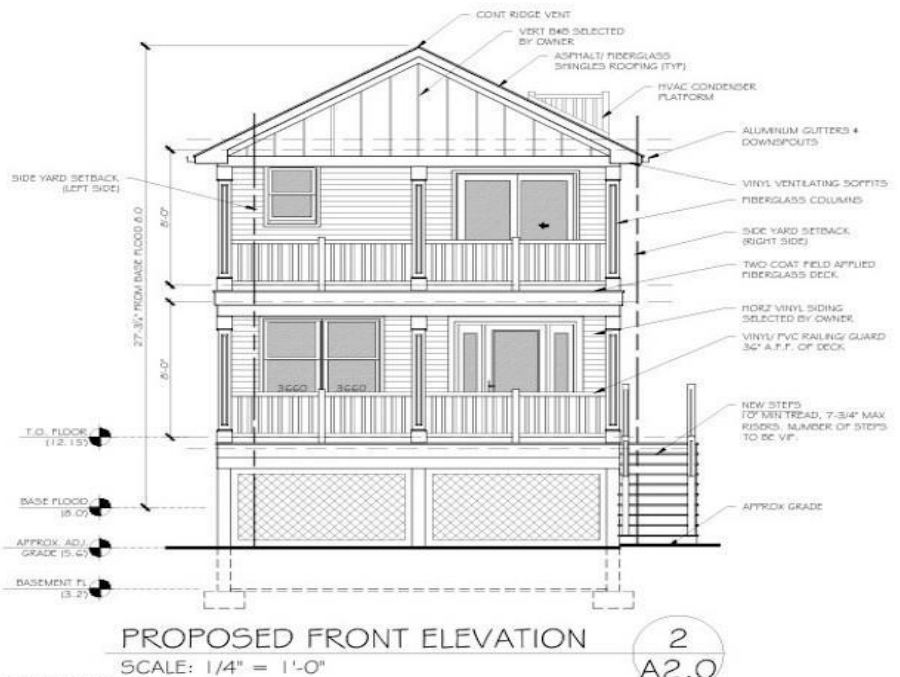
PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

**202 Fredericksburg  
Margate, NJ 08402**

**Asking \$1,499,999.00**



SJSRMLS

## 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 center island, perfect for cooking and entertaining. The spacious living room flows seamlessly into the covered porch, where you can unwind and enjoy the ocean breeze. With a convenient FIRST FLOOR BEDROOM and full bathroom, this home is designed for ease and comfort. Upstairs, the luxurious primary suite offers a walk-in closet, ensuite bathroom, 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. Located just steps from Ventnor No. 7311 and Bocca Coal Fired Pizza, 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!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	None	Dining Room
	Deck		Eat In Kitchen
	Porch		Laundry/Utility Room
	Sidewalks		

## InteriorFeatures



AppliancesIncluded	Heating	Cooling
Dishwasher	Forced Air	Central
Dishwasher	Gas-Natural	
Gas Stove		
Microwave		
Refrigerator		

Ask for Dale Collins  
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