

# Berger Realty

Since 1928



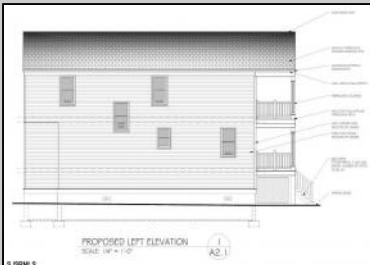
**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



Addition/ Alterations to:  
202 N Fredericksburg Ave  
Margate City, NJ 08402

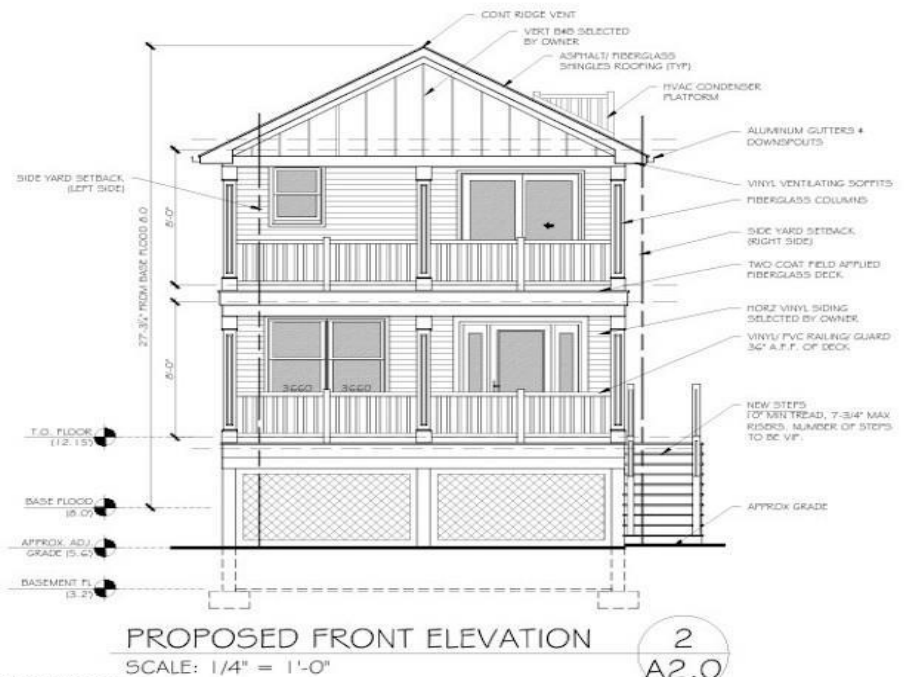


Margate City Residence



**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<br>Vinyl  | OutsideFeatures<br>Curbs<br>Deck<br>Porch<br>Sidewalks | ParkingGarage<br>None | OtherRooms<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room |
| InteriorFeatures<br>AppliancesIncluded<br>Dishwasher<br>Dishwasher<br>Gas Stove<br>Microwave<br>Refrigerator | Heating<br>Forced Air<br>Natural                       | Cooling<br>Central    |   |



Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jmk@bergerrealty.com  
Sewer  
Public Sewer

