



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



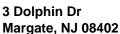
















## **COMMENTS**

LARGEST MARGATE BEACH BLOCK LOT ON THE MARKET - NEARLY TWICE THE SIZE OF CURRENT LISTINGS! Unparalleled direct ocean views on the ONLY true beach block cul-desac in all of Margate City and Absecon Island! This secluded 6-bedroom, 3-bathroom home sits on an extraordinary 50' x 115' lot, offering an exclusive and private beachfront experience. If you're looking for a home with character and longevity, this classic mid-century beauty has stood strong for 66 years, lovingly maintained by the same family for six decades. Features include a new roof, HVAC, garage doors, windows, fresh paint, a remodeled kitchen, and a resurfaced balcony deck with new sliders from the spacious master suite. A dedicated laundry room provides easy beach clean-up, while off-street parking for up to six cars is a rare find on a beach block. This home is within walking distance of the Margate Library, Pavilion, park, playground, restaurants, shops, banks, and more. The formal dining room and oversized living room create a perfect flow for entertaining, and the secluded backyard-with lush landscaping—has hosted everything from intimate gatherings to a wedding reception for 50 guests. The detached oversized garage offers major flexibility and could be converted into an inlaw suite, office, pool house, rec room, or entertainment space. Property is in the \"circle of millionaires\"-a rare find with unmatched lot size and location! Don't miss this prime, one-of-akind opportunity in Margate—act now to make it yours for summer!

## **PROPERTY DETAILS**



OutsideFeatures ParkingGarage
Deck Detached Garage
Parksk for Francis CQornor
Posterger Realty Inc
Sidewarks
3160 Asbury Avenue, Ocean City
Call: 609-399-0076

Ba**samail**t to: fmc@b**etgæirre**alty.com Crawl Space Gas-Natural

OtherRooms

Dining Room

Eat In Kitchen

Breakfast Nook

HotWater Gas Water Public Sewer Public Sewer