



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500

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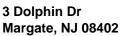


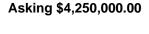














## **COMMENTS**

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 **Detached Garage** Pathosk for Monica Rate Car Poßerger Realty Inc Sidewalks 1670 Boardwalk, Ocean City Call: 609-391-0500

Basemailt to: msr@betepeingealty.com Crawl Space Gas-Natural

Dining Room Eat In Kitchen

OtherRooms

Breakfast Nook



HotWater Gas

Water Public Sewer **Public Sewer**