



**105 Fredericksburg  
Ventnor, NJ 08406**

**Asking \$2,199,000.00**



**COMMENTS**

Beach Block Gem with Incredible Ocean Views – Ventnor/Margate Border! Welcome to your ultimate shore escape! Ideally situated just steps from the beach on the sought-after border of Ventnor and Margate, this property showcases unobstructed ocean views and an open, flowing layout ideal for both relaxation and entertaining. The main level features beautiful hardwood floors with incredible molding throughout and an expansive open-concept design that blends the gourmet kitchen, dining area, living room, and sunroom into one cohesive, sun-drenched space. The kitchen is a chef's dream—outfitted with high-end stainless steel appliances, including a 6-burner Viking gas stove with grill and double oven, full-size Sub-Zero refrigerator and freezer, microwave, dishwasher, trash compactor, generous cabinetry, and dual islands with seating—perfect for gatherings large or small. A full bathroom and a covered front porch with awning complete the main level, offering the perfect place to enjoy the ocean breeze and views from the ground level. Upstairs, you'll find two bedrooms and a full hall bath, plus a spacious primary suite with stunning ocean views, an ensuite bath, and access to a private balcony. An additional bedroom with an ensuite half bath rounds out this floor. The top level houses a fourth bedroom with views, oversized walk-in closet, and full bath—ideal as a guest suite or private retreat. The garage provides versatile storage for your car, beach gear, and bikes, and even features a full secondary kitchen - perfect for entertaining. The home includes a multi-zoned HVAC system and fully owned solar panels, making it energy efficient and cost-effective. Run the AC all day while earning SREC credits instead of high electric bills. Additional highlights include a spacious basement with washer and dryer, as well as parking for up to two cars in the driveway and one in the garage—an invaluable asset in the summer months. Please Note: The home is currently unfurnished on the main level and partially furnished upstairs. We've included photographs from when it was fully furnished to help you envision the potential of each space and to inspire ideas for layout and design flexibility. Don't miss this rare opportunity to own in one of the most desirable beachside locations—make your appointment today and start living the coastal lifestyle you've dreamed of on Fredericksburg Avenue this summer!

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Outside Shower	One Car	Den/TV Room	Carbon Monoxide
Patio		Dining Area	Detector
Porch		Eat In Kitchen	Kitchen Center Island
Porch Enclosed		Florida Room	Smoke/Fire Alarm
Sidewalks		Great Room	Storage
		Storage Attic	



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Appliances Included  
Dishwasher  
Disposal  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Trash Compactor  
Washer

Basement  
Outside Entrance  
Plumbing  
Unfinished

Heating  
Gas-Natural

Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer

