



**8407 Fremont Ave  
Margate, NJ 08402**

**Asking \$1,175,000.00**



#### COMMENTS

Nestled in one of Margate's most coveted neighborhoods, this 3-bedroom, 3-bath home offers an unbeatable location just steps from the beach, top-rated restaurants, boutique shops, the JCC, and a full range of recreational amenities — including tennis and basketball courts, a baseball field, and a brand-new playground. Inside, the home boasts a formal dining room, a sun-drenched living room, and an open-concept kitchen and family room—a perfect canvas for coastal living and entertaining. The garage has been converted into a versatile recreation room/workshop, offering bonus space for hobbies, play, or guests, and can easily be restored for parking if desired. Step outside to a private rear yard with a patio, tailor-made for summer barbecues, outdoor dining, and relaxed evenings under the stars. With energy efficient radiant hot water heat system and central air conditioning, comfort is built in—but the true value lies in the endless potential. Whether you envision modernizing the existing layout or building your custom dream beach home, this property delivers both location and opportunity. Don't miss this incredible location and opportunity—schedule your private tour today!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Fenced Yard	Attached Garage	Breakfast Nook
Cedar	Outside Shower	One Car	Den/TV Room
	Patio		Dining Room
			Great Room
			Laundry/Utility Room
			Recreation/Family
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher	Blinds	Crawl Space
Detector	Disposal	Curtains	
Cedar Closet	Dryer	Drapes	
Smoke/Fire Alarm	Electric Stove		
Storage	Microwave		
Walk In Closet	Refrigerator		
	Washer		
Heating	Cooling	HotWater	Water
Baseboard	Central	Gas	Public
Gas-Natural	Window Units		
Hot Water			

# Berger Realty

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