



8407 Fremont Ave  
Margate, NJ 08402

Asking \$1,175,000.00



#### COMMENTS

Nestled in one of Margate's most sought-after neighborhoods, this 3-bedroom, 3-bath home is perfectly positioned just steps from the beach, top-rated restaurants, boutique shops, the JCC, and a full array of recreational amenities—including tennis and basketball courts, a baseball field, and a brand-new playground. Inside, the home features a formal dining room, a sunlit living room, and a spacious open-concept kitchen and family room—designed for effortless entertaining and relaxed shore living. A flexible bonus room offers the perfect opportunity to create a fourth bedroom, fitness room, art studio, or recreational space—whatever best suits your lifestyle. This home is not only well-located but well-equipped, with radiant hot water heat, central air conditioning, wall-hung toilets, a luxurious Jacuzzi tub, and a relatively new, large-capacity hot water heater delivering exceptional water pressure throughout. Out back, a private rear yard with a generous patio invites summer barbecues, al fresco dining, and memorable evenings under the stars. Whether you envision modernizing the existing layout or building your custom dream beach home from the ground up, this is a rare chance to invest in a premier Margate location. Don't miss this incredible location and opportunity—schedule your private tour today!

#### PROPERTY DETAILS

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

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Hot Water  
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Sewer  
Public Sewer



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