



**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 Curtains	Crawl Space
Cedar Closet	Dryer	Drapes	
Storage	Electric Stove		
Smoke/Fire Alarm	Microwave		
Walk In Closet	Refrigerator		
	Washer		
Heating	Cooling	HotWater	Water
Baseboard	Central	Gas	Public
Gas-Natural	Window Units		

# Berger Realty

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