



**309 Fredericksburg  
Ventnor, NJ 08406**

**Asking \$1,199,000.00**



**COMMENTS**

Welcome to 309 N Fredericksburg Ave—perfectly situated right on the Ventnor-Margate border! This completely renovated 4-bedroom, 3-full-bath home offers the ideal blend of style, space, and location. Just steps from the Margate line, you'll enjoy all the perks of two highly desirable shore towns—beautiful beaches, great dining, and unbeatable convenience. Set on a nearly 100-foot deep lot, the home boasts excellent curb appeal with a large covered front porch featuring Trex decking, ceiling fans for summer comfort, and beautiful tongue-and-groove wood paneling that adds a warm, welcoming touch. The property also includes ample off-street parking, a valuable amenity in this area. Inside, the main level features a bright, open layout perfect for everyday living and entertaining. The highlight is a beautifully designed kitchen with ample cabinet storage, quartz countertops, stainless steel appliances, a custom wood range hood, herringbone tile backsplash, and an oversized island measuring over 10 feet long with seating for 4+. The versatile layout flows into a cozy living room and a flexible bonus space—ideal for a sitting or dining area, home office, or additional entertaining space. A full bathroom and spacious laundry room complete the first floor. Upstairs, you'll find four generously sized bedrooms, including a serene primary suite with its own en suite bath, plus another full bathroom to accommodate family and guests. The fenced-in backyard includes a large storage shed with more than enough room for your beach gear and bikes, and a newly added concrete patio—offering ample space to entertain, unwind, or build the outdoor retreat you've always wanted, with rare opportunity to add a pool on this generous lot. Location checks every box—just a short stroll to the beach, boardwalk, and Ventnor Pier, plus local favorites like Hannah G's, 7311, Uncle Gino's, Two Sisters Eatery, and Stella. You're also minutes from Margate's lively dining and shopping scene, including Bocca and Hot Bagels, with Atlantic City just a short drive away. Whether you're looking for a full-time residence or the perfect shore getaway, this home is ready for you to move right in and make it your own! \*\*SHOWINGS START THIS WEEKEND. OPEN HOUSES SATURDAY AND SUNDAY 11–1\*\*

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Fenced Yard	None	Dining Area
	Porch		Dining Room
	Shed		Eat In Kitchen
	Sidewalks		Laundry/Utility Room
			Storage Attic
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon	Monoxide Dishwasher	Crawl Space	Forced Air

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [clc@bergerrealty.com](mailto:clc@bergerrealty.com)

