

# Berger Realty

Since 1920



Ocean 17  
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**22 Coolidge**  
**Margate, NJ 08402**

**Asking \$675,000.00**



## COMMENTS

Welcome to your ideal Margate retreat at 22 N. Coolidge! This renovated 1BR, 2BA beach bungalow is the perfect low-maintenance shore home designed for easy living and effortless entertaining. The first floor features a bright open living and dining area, a spacious eat-in kitchen, full bath, and laundry room. Step outside to your private hardscaped patio complete with an outdoor shower—perfect for hosting summer gatherings. Upstairs, you'll find a second cozy living space, a stylish full bath, and a comfortable bedroom retreat. Just 2.5 blocks to the beach and a short walk to Margate's shops, restaurants, and nightlife, this bungalow offers the ultimate combination of convenience, style, and low-maintenance living. Whether you're entertaining friends Open House Sunday 11am to 1pm.

## PROPERTY DETAILS

|          |                 |               |                      |
|----------|-----------------|---------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms           |
| Vinyl    | Curbs           | None          | Den/TV Room          |
|          | Outside Shower  |               | Dining Area          |
|          | Patio           |               | Eat In Kitchen       |
|          | Paved Road      |               | Laundry/Utility Room |
|          | Porch           |               |                      |
|          | Sidewalks       |               |                      |

## InteriorFeatures



Gas-Natural

AppliancesIncluded  
Disposal  
Dishwasher  
Dryer  
Electric Stove  
Microwave  
Refrigerator  
Self-Dumping Washer

AlsoIncluded  
Blinds

Ask for Christopher Maslowski  
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Cooling  
Window Units

HotWater  
Gas

Basement  
Crawl Space



Public

Sewer  
Public Sewer