

Berger Realty

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**229 Fredericksburg
Ventnor, NJ 08406**

Asking \$825,000.00



COMMENTS

Welcome to this beautifully maintained single-family home perfectly situated on the Ventnor–Margate border, offering the best of both beach towns! This 4-bedroom, 1.5-bathroom retreat combines comfort, character, and outdoor living at its finest. Step inside to a bright and inviting living area complete with a custom-built bar — perfect for entertaining friends and family. A convenient half bath is located just off the living room for guests. The kitchen opens to a cozy cabana room on the ground level, ideal for extra lounge space or a casual dining area, along with a separate utility room for added convenience. Upstairs, the primary bedroom features a private deck, creating the perfect place to enjoy morning coffee or evening breezes. There are three additional bedrooms, one of which connects to the primary — making it a great option for a home office, nursery, or walk-in closet. A shared hall bath completes the second floor. Step outside to your very own backyard oasis, featuring a fully equipped outdoor kitchen, enclosed outdoor shower, and ample patio furniture for relaxing or entertaining. This home is being offered fully furnished (excluding the living room couch), so you can move right in and start enjoying coastal living immediately. Located in a highly desirable neighborhood just minutes from Margate's restaurants, beaches, and nightlife, this property is perfect as a primary residence, vacation getaway, or investment opportunity.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Enclosed Shower Fenced Yard Patio	Outside None	Dining Area Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	
Bar	Dishwasher	Blinds	
Kitchen Center Island	Disposal	Curtains	
Smoke/Fire Alarm	Dryer	Furnished	
	Gas Stove	Rugs	
	Microwave		
	Refrigerator		
	Washer		
Cooling	Water	Sewer	
Central	Public	Public Sewer	

