

Berger Realty

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Berger Realty, Inc.
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**229 Fredericksburg
Ventnor, NJ 08406**

Asking \$795,000.00



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 Stucco	Outside Features Enclosed Shower Fenced Yard Patio	Parking/Garage None	Other Rooms Dining Area Laundry/Utility Room
Ask for Barbara Varacalli Berger Realty Inc 3160 Ashbury Avenue, Ocean City Call: 609-399-0076 Email to: bav@bergerrealty.com			
Appliances Included Dishwasher Dryer Gas Stove Microwave Refrigerator Washer		Also Included Blinds Furnished Rugs	



Cooling
Central

Water
Public

Sewer
Public Sewer