

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



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                                                                                                                                     | Outside Features    | Parking       | Garage | Other Rooms          |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|--------|----------------------|
| Stucco                                                                                                                                       | Enclosed            | Outside       | None   | Dining Area          |
|                                                                                                                                              | Shower              |               |        | Laundry/Utility Room |
|                                                                                                                                              | Fence               |               |        |                      |
|                                                                                                                                              | Patio               |               |        |                      |
| <p>Ask for Ellen L. Senft<br/>Berger Realty Inc<br/>109 E 55th St., Ocean City<br/>Call: 609-399-4211<br/>Email to: els@bergerrealty.com</p> |                     |               |        |                      |
|                                                                                                                                              | Appliances Included | Also Included |        |                      |
|                                                                                                                                              | Dishwasher          | Blinds        |        |                      |
|                                                                                                                                              | Dishwasher          | Furnished     |        |                      |
|                                                                                                                                              | Dryer               | Rugs          |        |                      |
|                                                                                                                                              | Gas Stove           |               |        |                      |
|                                                                                                                                              | Microwave           |               |        |                      |
|                                                                                                                                              | Refrigerator        |               |        |                      |
|                                                                                                                                              | Washer              |               |        |                      |



Cooling  
Central

Water  
Public

Sewer  
Public Sewer