

Berger Realty

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Ocean 17
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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	Outside Features	Parking	Garage	Other Rooms
Stucco	Enclosed	Outside	None	Dining Area
	Shower			Laundry/Utility Room
	Fence			
	Patio			
Ask for Laryn Crisci Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: lrc@bergerrealty.com				
	Appliances Included		Also Included	
	Dishwasher		Blinds	
	Dryer		Furnished	
	Gas Stove		Rugs	
	Microwave			
	Refrigerator			
	Washer			



Cooling
Central

Water
Public

Sewer
Public Sewer