



**24 N Fredericksburg  
Margate, NJ 08402**

**Asking \$2,289,000.00**



**COMMENTS**

Welcome Home to an exceptional fusion of luxury and modern convenience in this beautifully upgraded custom Home situated in highly desirable Marven Gardens area, Margate. This stunning 5-bedroom, 4.5-bath home is meticulously designed to provide the ultimate in comfort and style. Expertly crafted Hardie siding is premium exterior finish that complements the homes architectural appearance. The main floor boasts an open layout featuring a gourmet kitchen equipped with high-end stainless-steel appliances and a dining area adorned with Thibault genuine grass cloth wallpaper. A versatile space on the first floor can serve as a den, office, or bedroom, complemented by a full bathroom. The mudroom seamlessly combines functionality and style, featuring Colmar cabinets and a storage bench, while a tasteful powder room caters to your guests. Unwind by the gas fireplace, feature is designed for both relaxation and entertainment especially for Sunday game day experience. Upstairs, spacious bedrooms are enhanced with LG and Samsung 4K Smart TVs. The primary suite offers a private porch and an expansive walk-in closet. Three additional bedrooms and a second Washer and Dryer set make this home perfect for family living and accommodating guests. The updated bathrooms feature new light fixtures, mirrors, and sleek glass doors on the bathtubs. Inside, the timeless beauty of hardwood floors and custom woodwork, including coffered ceilings and wainscoting, create a warm and inviting atmosphere. High-end shutters adorn all windows. Modern amenities abound, including a Honeywell Total Connect 2.0 Security system with internal and external cameras, keyless entry pads, and programmable Hunter Douglas shades. The home also includes a car charger with a custom case. Outside, enjoy the privacy of an enclosed backyard with gates on both sides, and appreciate the rust-resistant Hinkley Coastal Elements lighting fixtures. This exceptional property offers easy access to the beach and boardwalk, just two blocks away. Experience the perfect blend of luxury, technology, and prime location in this remarkable home! Situated in a coveted first-block north location, this home provides an ideal setting for you and your family to enjoy a short walk to the beach or a pleasant stroll on the boardwalk. If you love dining at popular spots like Hannah G's, Two Sisters. Water Dog, or 7311, this location is perfect for you. Call Today before it's sold!

**PROPERTY DETAILS**

|              |                 |               |                   |
|--------------|-----------------|---------------|-------------------|
| Exterior     | OutsideFeatures | ParkingGarage | OtherRooms        |
| Concrete     | Patio           | Garage        | Living Room       |
| Hardie Board | Deck            | 2 Car         | Dining Room       |
|              | Grill           | See Remarks   | Kitchen           |
|              | Fenced Yard     |               | Den/TV Room       |
|              | See Remarks     |               | Recreation/Family |
|              | Security Camera |               | Eat-In-Kitchen    |

# Berger Realty

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|                                                              |                              |             |             |
|--------------------------------------------------------------|------------------------------|-------------|-------------|
| Dining Area<br>Pantry<br>Laundry/Utility Room<br>See Remarks |                              |             |             |
| InteriorFeatures                                             | AppliancesIncluded           | Basement    | Heating     |
| Bar                                                          | Range                        | Crawl Space | Gas Natural |
| Fireplace- Gas                                               | Oven                         |             | Hot Water   |
| Storage                                                      | Microwave Oven               |             |             |
| Walk in Closet                                               | Refrigerator                 |             |             |
| Wall to Wall Carpet                                          | Washer                       |             |             |
| Vinyl Flooring                                               | Dryer                        |             |             |
| Kitchen Island                                               | Dishwasher                   |             |             |
| Security Camera                                              | Smoke/Fire Detector          |             |             |
|                                                              | Stainless steel<br>appliance |             |             |
| Cooling                                                      | HotWater                     | Water       | Sewer       |
| Central Air Condition                                        | Gas- Natural                 | Public      | Public      |
|                                                              | Other Hot Water              |             |             |

