

**106 Fredericksburg  
Margate, NJ 08402**

**Asking \$2,850,000.00**



**COMMENTS**

MARGATE BEACH BLOCK, 3 OFF THE BEACH!! Embrace the summer in this stunning Margate Beach Block home, just steps from the sandy shores. This classic shore residence offers years of enjoyment, relaxation, and breathtaking ocean views. The first floor boasts direct ocean views from the expansive front porch, a large living/family room, and a spacious kitchen/dining area, perfect for casual shore living. The second floor features four bedrooms and three bathrooms, including two en suites that open onto an exterior deck with some of the best ocean views on the island. The primary suite is large, airy, and bright with vaulted ceilings. The finished basement offers a bonus fifth bedroom and bathroom, high and dry with additional storage, a wine cooler, and a laundry area. The rear yard patio flows seamlessly from the kitchen, creating a private and serene space perfect for dining and entertaining after a day at the beach. The low-maintenance exterior is meticulously landscaped with no grass to cut, an upgraded spacious outdoor shower, and an oversized garage. Located on a quiet street with great neighbors and no direct boardwalk access, this home offers an easy-going, relaxing vacation lifestyle. One of the closest homes in all of Margate to the Fabulous Ventnor Boardwalk, quiet street, great neighbors, no boardwalk access on Fredericksburg, and you're even allowed to park your cars on the Beach Block. Appointment only. Call for details.

**PROPERTY DETAILS**

|                                                  |                                                                                                                |                          |                                                                                                                                |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Brick<br>Vinyl                       | OutsideFeatures<br>Deck<br>Fenced Yard<br>Outside Shower<br>Patio<br>Porch<br>Sprinkler System                 | ParkingGarage<br>One Car | OtherRooms<br>Den/TV Room<br>Dining Area<br>Laundry/Utility Room<br>Storage Attic                                              |
| InteriorFeatures<br>Cathedral Ceiling<br>Storage | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Electric Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds   | Basement<br>6 Ft. or More Head Room<br>Heated<br>Inside Entrance<br>Masonry Floor/Wall<br>Outside Entrance<br>Partial Plumbing |

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Domenic Ballerini  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [dvb@bergerrealty.com](mailto:dvb@bergerrealty.com)

