

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

# Berger Realty

• Since 1928 •



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



Heating  
Oil  
Radiator

Cooling  
Central

HotWater  
Electric

Water  
Public

Sewer  
Public Sewer



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

