



18 Fredericksburg  
Margate, NJ 08402

Asking \$1,799,999.00



### COMMENTS

Looking for (Like) New Construction but without the 2+ Million Dollar Price Tag? Welcome to 18 N Fredericksburg Ave, another gorgeous Tim T Home. This completely renovated, single family home in the well sought after Marven Gardens section of Margate will soon be ready. Situated on a 40x80 foot lot, this 2200 square ft custom renovation will feature a first floor and a second floor primary suite plus 3 additional generously sized bedrooms. 5 bedrooms and 3.5 baths in total. If you have ever seen a "Tim T" project, then you know the integrity and love that carefully goes into his homes. All with detailed construction and beautiful modern finishes. Step into a bright and airy open concept living space featuring engineered hardwood throughout the entire 1st floor. The chef's kitchen will host a massive center island with plenty of seating, top of the line appliances, and quartz countertops. Whether preparing a casual meal or hosting a dinner party in your dining room, the kitchen will be equipped to meet all your culinary needs. Both primary suites will feature ample closet space and their dedicated baths will be finished with gorgeous marble tile, not to mention the 2nd floor suite will have its very own oversized deck. The 3 additional bedrooms will feature upgraded plush carpet and also great closet space. Your backyard will be secluded with a 6ft vinyl privacy fence and large new concrete pad for outdoor dining. Your detached garage will be a great space for your golf cart and all your beach accessories. Situated just 2.5 blocks to Margate's beaches, shopping, dining and more you can enjoy the convenience of walking to most of what this island has to offer. Call now to preview this soon to be ready home. Professional Photos will be uploaded after completion.

### PROPERTY DETAILS



Outside Cynthia Herlihy  
Fenced Yard  
Patio  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email: c.herlihy@bergerrealty.com  
Appliances  
Dishwasher  
Gas Stove  
Microwave  
Refrigerator

Other Rooms  
Dining Room  
Entry/Hall/Com  
1st floor



Cooling  
Central

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer