



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 Phillip Beland  
 Fenced Yard  
 Patio  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email: phil@bergerrealty.com  
 Appliances:  
 Dishwasher  
 Gas Stove  
 Microwave  
 Refrigerator



Cooling  
 Central

Hot Water  
 Gas

Water  
 Public

Sewer  
 Public Sewer