



**402 Fredericksburg  
 Margate, NJ 08402**

**Asking \$899,000.00**



SJSRMLS

**COMMENTS**

This charming Margate home, built in 1992, sits on an enormous lot measuring 62.2 x 99 feet, perfect for creating a large pool and backyard oasis. The property features a welcoming front porch, a spacious back deck, and a private setting. Inside, you'll find a large living room, a formal dining room, and an eat-in kitchen. The home offers four bedrooms, a den, and two and a half baths. Additional highlights include a fenced-in yard, a garage, a main bedroom with a large walk-in closet, and hot water gas heat. Newer vinyl siding, roof 12 years old, new boiler and air conditioner. Situated at a high elevation, the property benefits from a low flood premium. Enjoy the morning sun on the front porch and the afternoon warmth in the oversized backyard. This desirable location is within walking distance to the boardwalk and the vibrant restaurants and shops on the Ventnor and Margate border. Priced to sell, this is a rare opportunity to own a home and large lot for near land value, requiring a little TLC. Inside photos coming soon—if the home is still available. Don't miss out—call today! Seller to include a 1 year home warranty.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Fenced Yard Porch	ParkingGarage Attached Garage One Car	OtherRooms Den/TV Room Dining Room Eat In Kitchen Storage Attic
Basement Crawl Space	Heating Baseboard Gas-Natural Hot Water	Cooling Ceiling Fan(s) Central	



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