



**17 Frontenac**  
**Margate, NJ 08402**

**Asking \$1,600,000.00**



#### COMMENTS

ONLY 6 HOMES TO THE BEACH!! FABULOUS SOUTH-SIDE LOCATION in the heart of Downbeach! Walking distance to restaurants, bars, and shopping! This Two-Family dwelling features 6 Bedrooms and 3 Full Bathrooms with beautiful hardwood floors, granite countertops, blonde cabinets, spacious living room, and recently updated bathrooms. Host a perfect summer BBQ on the rear deck or sit on the relaxing front porch and enjoy the summer breeze! The property includes rear off-street parking for 2 cars behind the house. Live in the Main House and Rent the Apartment for Yearly, Winter or Summer and gain additional income. Whether you're looking for a legal duplex for rental income or a spacious shore retreat for a large family, this home is a must-see! Don't miss out—call today!

#### PROPERTY DETAILS

|                          |                    |               |                         |
|--------------------------|--------------------|---------------|-------------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage | OtherRooms              |
| Concrete                 | Curbs              | None          | Eat In Kitchen          |
| Vinyl                    | Deck               |               | In-Law Quarters         |
|                          | Outside Shower     |               | Laundry/Utility Room    |
|                          | Patio              |               | Storage Attic           |
|                          | Porch              |               | Primary BR on 1st floor |
|                          | Porch Enclosed     |               |                         |
|                          | Sidewalks          |               |                         |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded  | Basement                |
| Cathedral Ceiling        | Disposal           | Blinds        | 6 Ft. or More Head      |
| Carbon Monoxide Detector | Dishwasher         |               | Room                    |
|                          | Dryer              |               | Finished                |
| Kitchen Center Island    | Gas Stove          |               | Full                    |
| Security System          | Microwave          |               | Heated                  |
| Storage                  | Refrigerator       |               | Inside Entrance         |
| Skylight(s)              | Self Cleaning Oven |               | Masonry Floor/Wall      |
| Smoke/Fire Alarm         | Washer             |               | Outside Entrance        |
|                          |                    |               | Slab                    |
| Heating                  | Cooling            | HotWater      | Water                   |
| Baseboard                | Central            | Gas           | Public                  |
| Gas-Natural              | Wall Units         |               |                         |
| Hot Water                |                    |               |                         |
| Multi-Zoned              |                    |               |                         |

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