

# Berger Realty

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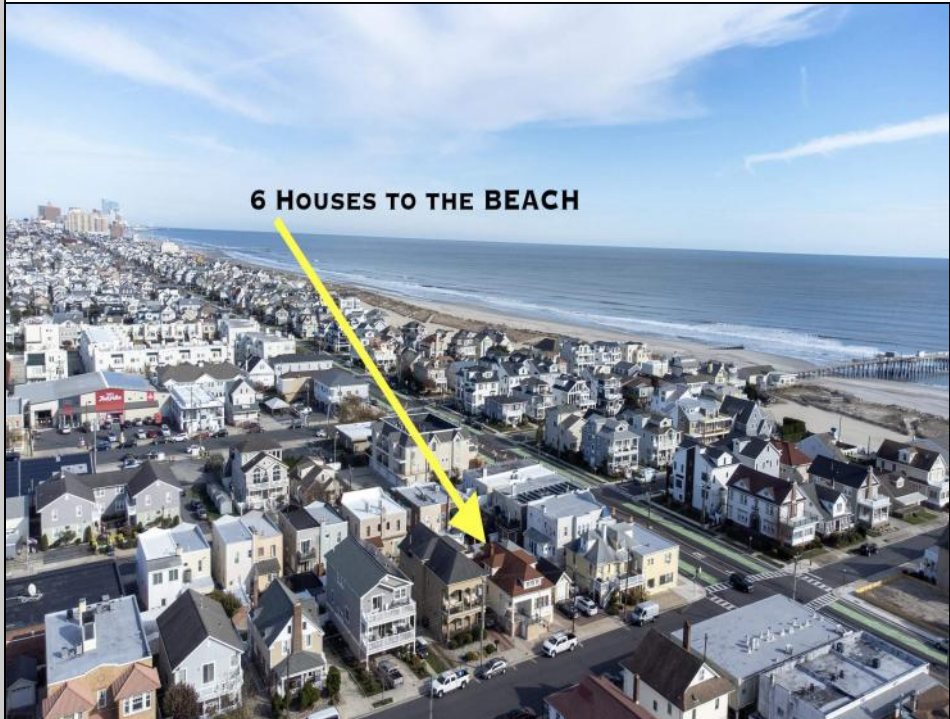
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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**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 Margate's DownBeach! Walking distance to restaurants, bars, and shopping! This Two-Family dwelling(DUPLEX) features 4 Bedrooms and 2 Full Bathrooms Main House and 2 Bedrooms, 1 Full Bath Garden Level Apartment. The Main House has 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 and a detached one car garage. 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 multi-generational family, this home is a must-see! Don't miss out—call today!

## PROPERTY DETAILS

|                 |               |                    |                  |
|-----------------|---------------|--------------------|------------------|
| OutsideFeatures | ParkingGarage | OtherRooms         | Basement         |
| Curbs           | None          | Eat In Kitchen     | Finished         |
| Deck            |               | Kitchen            | Full             |
| Ocean View      |               | Laundry/Utility Rm | Heated           |
| Outside Shower  |               | Living Room        | Inside Entrance  |
| Patio           |               | Pantry             | Outside Entrance |
| Porch           |               | Storage Attic      | Slab             |
|                 |               | Workshop           |                  |



Ask for Matthew Galownia

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Hot Water  
Gas  
Central  
Multi Unit  
Wall Units

