



**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 Ludwik Samselski  
 Berger Realty Inc  
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 Call: 609-391-1330  
 Email: ls@bergerrealty.com  
 Cooling: Central  
 Ceiling Fan(s)  
 Hot Water: Gas  
 Wall Units

