

# Berger Realty

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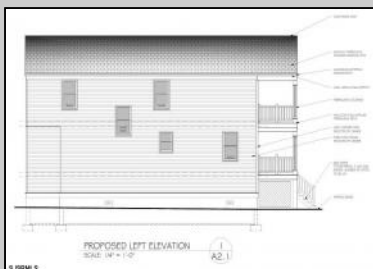
**Berger Realty, Inc.**  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



Addition/ Alterations to:  
202 N Fredericksburg Ave  
Margate City, NJ 08402



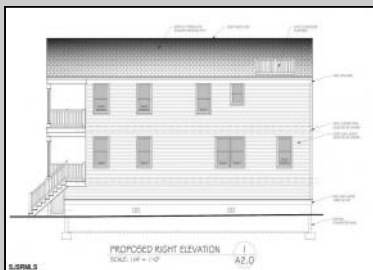
Margate City Residence



PROPOSED LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

**202 Fredericksburg  
Margate, NJ 08402**

**Asking \$1,499,999.00**



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

2  
A2.0

SJSRMLS

## COMMENTS

Live just minutes from the beach in this beautifully REIMAGINED home, featuring a stunning new second-level addition! The first floor boasts an open-concept layout with a modern kitchen, complete with a center island, perfect for cooking and entertaining. The spacious living room flows seamlessly into the covered porch, where you can unwind and enjoy the ocean breeze. With a convenient FIRST FLOOR BEDROOM and full bathroom, this home is designed for ease and comfort. Upstairs, the luxurious primary suite offers a walk-in closet, ensuite bathroom, and a private balcony to sip your morning coffee. Plus, you'll find two more spacious bedrooms, a full bathroom, and a separate laundry area. Located just steps from Ventnor No. 7311 and Bocca Coal Fired Pizza, this prime location is the perfect blend of style, convenience, and beachside living. Don't miss this opportunity to own a home that combines modern upgrades with beachy charm!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Curbs Deck Porch Sidewalks	ParkingGarage None	OtherRooms Dining Room Eat In Kitchen Laundry/Utility Room
InteriorFeatures	AppliancesIncluded Dishwasher Dishwasher Gas Stove Microwave Refrigerator	Heating Forced Air Natural	Cooling Central



Ask for Leon Grisham  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076

Email to:  
Public Sewer

