



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

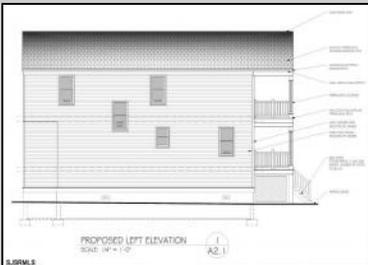


Margate City Residence

SJSRMLS

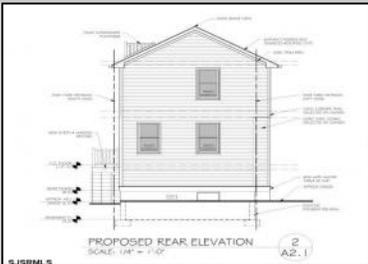


SJSRMLS



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

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

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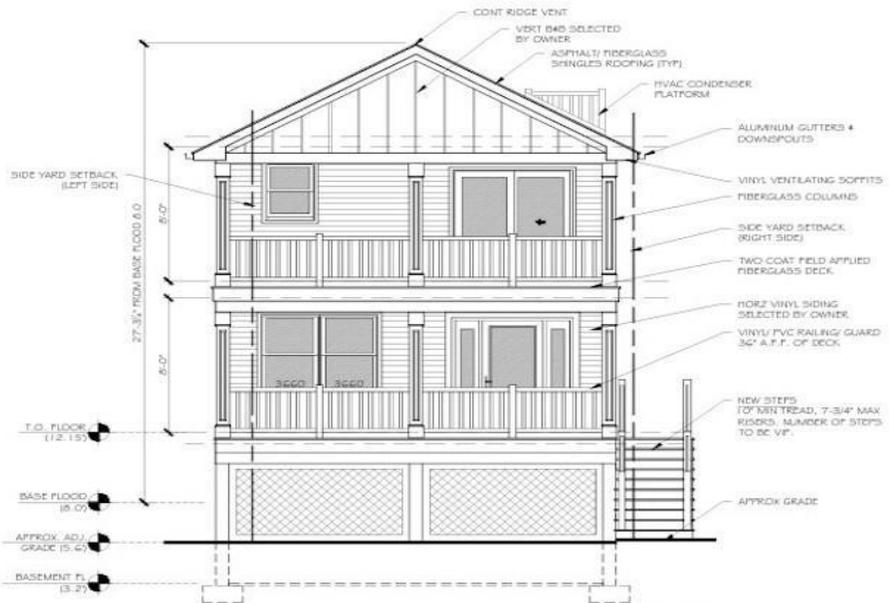


PROPOSED RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

SJSRMLS

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	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs Deck Porch Sidewalks	None	Dining Room Eat In Kitchen Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	Heating	Cooling
	Dishwasher Dishwasher Gas Stove Microwave Refrigerator	Forced Air	Central
	Call for Stewart Vaughan Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: smv@bergerrealty.com Sewer Public Sewer		

