



223 10th St N  
Brigantine, NJ 08203

Asking \$495,000.00



### COMMENTS

Location Location, Location! Just two properties off the scenic North End beach and steps to the seawall this lovely first floor, renovated condominium, with 2 bedrooms/1.5 baths, is perfection at the shore. Surrounded by the bird sanctuary, seawall, surf, sand, and conveniently walkable to the local restaurants, fishing beach and even the unique dog beach where you can bring your furry friends along for a day of sun and fun. Step inside to a light, bright and airy, recently renovated, open concept unit, with new windows, new tile flooring, new granite countertops, new appliances, new lighting and new backsplash in the kitchen, also a tile bath with new, modern finishes. Beautifully furnished with a cool, beachy vibe. The upgraded and maintenance-free exterior offers new siding, new landscaping and freshly blacktopped drive, with one assigned, off-street parking spot. Enjoy your maintenance-free, spacious & private front porch, while you relax and listen to the ocean breaking against the shore just steps away. Affordable luxury, breathtaking location, turnkey property... this is your chance to finally BUY THE BEACH HOUSE! \*SUBJECT TO CONDO CONVERSION. TAXES, ASSESSMENT, & ASSOCIATION FEES (Shared Exterior Insurances) TO BE DETERMINED. TAXES AND ASSESSMENT TO BE BASED ON SALE PRICE. SETTLEMENT SHALL NOT TAKE PLACE UNTIL CONDO CONVERSION HAS BEEN COMPLETED. NEW INVESTORS - BUY ONE AND USE ONE - PRICE INCENTIVE AT \$899,000 FOR TWO UNITS PURCHASED TOGETHER.

### PROPERTY DETAILS

Exterior	ParkingGarage	Heating	Cooling
None	None	Forced Air	Ceiling Fan(s)
		Gas Natural	Central



Ask for James P. Monte  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jmp@bergerrealty.com

