

**314 41st  
Brigantine, NJ 08203**

**Asking \$895,000.00**



**COMMENTS**

Location! Location! Location! This centrally located, beach block duplex with two - two bedroom units, both beautifully remodeled to perfection. These units are light, bright and airy. Finished with a coastal, contemporary vibe, both are comfortable and inviting. The first floor unit offers a fabulous new kitchen, featuring all new stainless appliances, custom center island, modern cabinetry, granite counter tops, new lighting, and beautiful tile backsplash. Engineered vinyl flooring smoothly flows throughout, making it maintenance free and sand friendly! New washer and dryer, also make laundry convenient. All new electric baseboard heating, too. Newly renovated bath and powder room. The bathroom is spacious, with new sink, tub and custom tile enclosure. Next, step outside to enjoy the great outdoor living space as well, with both a large front and back private deck for entertaining or just lounging in the sun. The top floor is just as captivating! Maintaining the same contemporary, bright and airy vibe as the unit below, this top floor unit offers a great room with an open floorplan that allows the living room to flow seamlessly into the kitchen, making it the perfect gathering space. The kitchen is newly renovated with contemporary custom finishes and amenities, granite countertops, modern lighting, which also includes a stainless appliance package. The flooring, heat, window treatments and washer/dryer are all new too! The two bedrooms and one bath that have been renovated in style. There is also a large, private rear deck dedicated to this unit. Perfect for entertaining or sunbathing outdoors. The exterior boasts new vinyl siding, adding to the maintenance-free curb appeal. The common areas include shared, off-street parking in the rear, an outdoor enclosed shower and a shed. Walkable to one of the most generous beaches in Brigantine, in addition to being only a short stroll to the tennis courts, pickle ball courts, mini golf, bocce ball courts, skate park and Community Center, along with local restaurants and ice cream parlors. Additionally, this property has a great RENTAL HISTORY and offers so many possibilities. Enjoy the flexibility of multi-family living. Rent one and use one, use both for extended family and friends or convert to condominiums. Endless possibilities, perfect location, and beautifully renovated.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	None	Breakfast Nook	Crawl Space
Deck		Eat In Kitchen	
Outside Shower		Great Room	
Patio		Kitchen	
Porch		Laundry/Utility Rm	
Shed		Living Room	
Sidewalks			

# Berger Realty

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