



116 5th  
 Brigantine, NJ 08203

Asking \$550,000.00



SJSRMLS

### COMMENTS

Beach or Bay? You won't need to choose with this perfectly located second floor condo just steps to the bay and three short blocks to the beach! Easy access to the public boat ramp for boating, kayaking or paddleboarding or just to watch the sun set or enjoy a festival at the nearby Elks Club. Not your average two bedroom condo! Spacious floor plan with 1,040 square feet of living space including an over-sized primary bedroom suite with sitting area, full bath and huge walk-in closet. Beautifully maintained by long term owners and offered partially furnished. You will love relaxing on the large covered front porch! Newer Double Sliders will allow you to enjoy bay breezes. Other features include: 3 year old LVT flooring, laundry room with full size washer and dryer, large kitchen with counter seating, off-street parking for two cars, each owner has their own outside shower and storage shed. The rear yard is fully fenced and includes a patio area perfect for enjoying your summer BBQ. Low maintenance exterior. Roof approximately 7 years old. No upcoming assessments. Pet friendly. Two week minimum on rentals. Located in the heart of Brigantine within easy walking or biking distance to the weekly farmers market as well as numerous shops and restaurants. No monthly condo fee. Owners split the flood and homeowners insurance premiums equally. Easy to show! Quick closing possible. Make your appointment today!

### PROPERTY DETAILS

Exterior Vinyl	ParkingGarage None	OtherRooms Dining Area Laundry/Utility Room	InteriorFeatures Master Bath Pets Allowed Walk in/Cedar Closet Wall to Wall Carpet
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Ask for Yvonne Kuhn  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call 609-399-0076  
 Email to: ymk@bergerrealty.com

