

**255 38th  
Brigantine, NJ 08203**

**Asking \$1,399,900.00**



**COMMENTS**

Are These a Few of Your Favorite Things-4/5 Beds-3 Baths-Reverse Living Offers Ocean Views -Vaulted & Tray Ceilings -Open Floorplan Living -Primary Suite on Main Living Area-Doubles shower-Walk-in Closet -Steps to Brigantine's finest Beaches -LVP flooring -Custom Kitchen, SS appliances, Center Island, Granite -Multiple Decks - includes partial covered area w/views-Oversized Front Porch & Extra Large Foyer Entrance (offers many possibilities) -First floor den can double as a 5th Bedroom or private area for guests -Perfect family sized bedrooms -Exceptionally Furnished, the Sale is Turnkey -Recently resided exterior with high quality vinyl cedar shakes and stone for aesthetics -Incorporated mahogany outdoor ceilings -New mahogany front door & Custom railings -Extra large outside enclosed privacy shower -Fresh landscaping, sod and irrigation system for easy maintenance -Property is enclosed with fencing front/side/rear yard! -Easy beach access to one of the most "family friendly" life-guarded beaches -Low maintenance costs to maintain home -Walk or bike to BEACH, Restaurants, Groceries, Ice Cream, Deli, Eateries -Attached Garage with 5 car additional parking area for guests -Garage offers storage for your beach toys & gear -Beautifully manicured grounds w/irrigation -Back alley trash services maintains the beauty of the block -Walk or bike to BEACH, Restaurants, Groceries, Ice Cream, Deli, Eateries -Home has never been rented however, condition & location make the rental possibilities endless- This home is PERFECTION-Move right into this EXCEPTIONAL LIKE-NEW CONSTRUCTION HOME-You don't have to wait for new construction completion dates-

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Attached Garage	Dining Room
	Enclosed Shower	Outside Auto Door Opener	Eat In Kitchen
	Fenced Yard	One Car	Laundry/Utility Room
	Patio		Pantry
	Porch		Storage Attic
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceiling	Dishwasher	Blinds	Crawl Space
Kitchen Center Island	Disposal	Furnished	
Storage	Dryer	Rugs	
	Gas Stove	Shades	
	Microwave		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Refrigerator  
Self Cleaning Oven  
Washer

Heating  
Forced Air  
Gas-Natural

Cooling  
Ceiling Fan(s)  
Central

Water  
Public

Sewer  
Public Sewer



Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [dew@bergerrealty.com](mailto:dew@bergerrealty.com)

