

**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 new 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 (5 years young) You don't have to wait for new construction completion dates-

PROPERTY DETAILS

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

Berger Realty

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|-------------|--------------------|--------|--------------|
| | Refrigerator | | |
| | Self Cleaning Oven | | |
| | Washer | | |
| Heating | Cooling | Water | Sewer |
| Forced Air | Ceiling Fan(s) | Public | Public Sewer |
| Gas-Natural | Central | | |

