

**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 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

• 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	Cooling	Water	Sewer
Forced Air	Ceiling Fan(s)	Public	Public Sewer
Gas-Natural	Central		



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

