

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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4540 Brigantine Ave  
Brigantine, NJ 08203

Asking \$499,900.00



### COMMENTS

Southend Oceanfront Complex w/ a Pool . . . Brigantine Island Beach Resort! This 2BR/2BA condo is open, airy & full of light with amazing views of the ocean & pool from the living room, MB & the covered balcony, for you to enjoy your morning coffee, read a book in the afternoon or sip an evening cocktail. So many improvements have been made, including; LVP flooring in living room, dining area & master bedroom, high efficiency heat pump, entire unit painted, LED ceiling fixtures, ceiling fan, chandelier, triple slider in LR - all window panes replaced w/ insulated glass, both (LR/MB) screen doors replaced, all new window treatments, 2 new toilets, guest bath - new tub w/ ceramic surround, new tub & sink hardware, new microwave & garbage disposal. BIBR amenities include a secure lobby entrance, elevator, covered parking, storage locker/unit, heated community pool, outside shower & of course the pristine beach!!! Summer rentals in place mid-June through mid-Aug w/ a couple of open weeks (showings will need to be scheduled around the rentals). What an opportunity to own & see for yourself why our motto is; Brigantine . . . An Island You'll Love for Life! Come 'Sea and Buy the Shore'

### PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Concrete	None	Dining Area	Master Bath
Masonry/Block		Laundry/Utility Room	
Heating	Cooling	HotWater	Water
	Ceiling Fan(s)	Electric	Public Water
	Ask for Barbara Varacalli		



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