

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay 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 (easy showings beginning 8/18). 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 Michael Wallitsch |                |                      |                  |



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