

**104 Brigantine  
Ocean City, NJ 08226**

**Asking \$999,900.00**



**COMMENTS**

SINGLE FAMILY FOR UNDER \$1M! 1691 SQ FT., Spotless 4 Bedroom, 2 Bath, 2 Story Single Family Home on an airy 60' x 146' Irr. Lot! Located in the sought after Ocean City Homes Neighborhood! First Floor features a Large Living Room, Dining Room, Kitchen (with room for an eat in Kitchen), Full Bath, Separate Laundry Room with Access to Back Yard, Huge Family Room with Sliders to Back Patio and Yard. Second Floor features 3 Large Bedrooms and Hall Full Bath. Property has been converted to Gas Forced Air Heat and Central AC! Original Hardwood Floors are Under the W/Wall Carpeting! Huge Backyard with Patio and Retractable Awning, Outdoor Shower, New Roof in 2019! Alley Access to Parking Pad and Shed. Current Owners use First Floor Bedroom as a Huge Family Room with Three Upstairs Bedrooms. But the Choice is Yours! USE IT EXACTLY AS IS, or CHANGE IT UP! This is one of the most ADAPTABLE floor plans in Ocean City! Open up the main Living Areas for an Open Living Concept! Add a third bath in the first floor Laundry Room area. Change the First Floor Family Room into a Huge Primary Suite, or even two more Bedrooms! Comfortable Walk or Bike/LSV ride to the Beach and 55th Street Business Area! SEE IT TODAY, BEFORE IT'S GONE!

**PROPERTY DETAILS**

|   |   |  |   |
|---|---|--|---|
| Exterior<br>Vinyl   | OutsideFeatures<br>Curbs<br>Fenced Yard<br>Outside Shower<br>Patio<br>Shed<br>Sidewalks       | ParkingGarage<br>None  | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor<br>Recreation/Family<br>Storage Attic |
| InteriorFeatures<br>Carbon Monoxide Detector<br>Smoke/Fire Alarm<br>Storage | AppliancesIncluded<br>Dryer<br>Electric Stove<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains<br>Drapes<br>Partially Furnished<br>Rugs<br>See Remarks<br>Shades | Basement<br>Crawl Space   |
| Heating<br>Forced Air<br>Gas-Natural  | Cooling<br>Central<br>Electric  | HotWater<br>Electric   | Water<br>Public   |

# Berger Realty

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