



1225 Shore  
 Brigantine, NJ 08203

Asking \$1,399,999.00



### COMMENTS

Your chance to own a bayfront residential/duplex lot in Brigantine ! Price adjusted pre-subdivision. Welcome to this charming duplex in beautiful Brigantine, NJ, offering a perfect blend of serene living and modern convenience. Nestled on a tranquil piece of land with miles of breathtaking views of the Edwin B. Forsythe Wildlife Refuge, this property provides an idyllic retreat for homeowners and vacationers alike. The duplex has received approval from the Department of Environmental Protection/CAFRA for boat slips with lifts, making it an ideal spot for boating enthusiasts. 5 year DEP Permit approved for duplex or single family home up to 2 in ground pools approved. Time is on your side, live in the upstairs while you build your dream home overlooking the bay. Existing structure has a garage, work area the upper unit features a 3-bedroom, 2-bath layout with an open-concept living area, large outdoor upper deck perfect for family gatherings or entertaining guests. Enjoy the updated kitchen , ample counter space, and a breakfast nook overlooking the water complete with a small balcony off the kitchen. The first floor unit offers a cozy 2-bedroom, 1-bath configuration, ideal for a small family or short term rental opportunity. Currently occupied until fall of 2024. It boasts a bright and airy living space, a laundry room and a well-appointed kitchen with comfortable bedrooms. Both units provide ample natural light, one of a kind views of the surrounding landscape, and the opportunity to witness breathtaking sunrises each morning. Located just minutes from Brigantine's drive-on North End pristine beaches, Brigantine Golf Links, local shops, and dining, this duplex offers the perfect combination of peaceful living and convenience . Don't miss the opportunity to own this with endless potential. Property is minutes from Atlantic City Nightlife and Schedule your showing today ! Subdivision Pending\*\*\*\* Property may be used for Commercial Lots. 208' of total bay frontage. See sjsrmls 586244



Ask for John Van Stone  
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3160 Asbury Avenue Ocean City  
 Call 609-399-0076 Other Rooms  
 One Bedroom Break Room  
 Email to: jvs@bergerrealty.com Laundry/Utility Rm  
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Ceiling Fan(s)	Hot Water	Water	Sewer
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