

# Berger Realty

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Berger Realty, Inc.  
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**4700 Atlantic Brigantine Blvd  
Brigantine, NJ 08203**

**Asking \$1,500,000.00**



## COMMENTS

Unique opportunity to own the first property on the Island. Expansive views from every room in front and back. Large Bayfront duplex. The larger unit has two levels both with decks over the bay, large bonus room on 1st level with Murphy bed could be 4th bedroom. Inside hot tub on 1st level. 3rd floor unit has two bedrooms, one bath, and large bayfront deck. Property owner purchased lot next door giving 100 frontage. Would need variance. Minutes to AC and the best views on the island. Deeded dock and boat slips also come with the lot next door which makes it 100 frontage.

## PROPERTY DETAILS

Outside Features	Parking/Garage	Other Rooms	Basement
Bay View	Attached Garage	Den/TV Room	Crawl Space
Deck	Two Car	Dining Room	
Patio		Great Room	
		Kitchen	
		Laundry/Utility Rm	
		Recreation/Family	
Heating	Cooling	Water	Sewer
Forced Air	Ceiling Fan(s)	Public	Public Sewer
Gas/Natural	Central		



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