

# Berger Realty

Since 1928



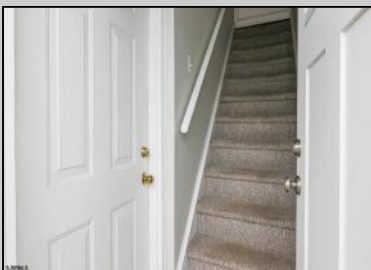
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)

249 40th  
Brigantine, NJ 08203

Asking \$499,900.00



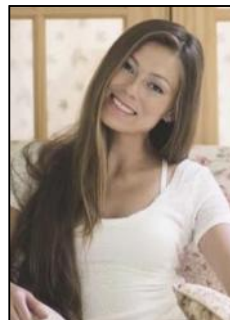
SJSRMLS

### COMMENTS

Discover Beachside Living at its Finest! Welcome to this charming, well-maintained 2nd-floor condo, nestled in a tranquil location just 1.5 blocks from the exclusive 40th St. beach. Enjoy direct beach access and convenient nearby public parking, making it the perfect spot to embrace the Jersey Shore lifestyle. This beautifully renovated unit features two bedrooms and one bath with an open floor plan. Highlights include hardwood floors, fresh paint, and a new sliding door off the kitchen leading to a composite deck, perfect for relaxing and enjoying the fresh ocean air. The best part? The condo is being sold fully furnished, so you can move in right away or start renting immediately. The downstairs unit will also be available soon, with both units benefiting from separate HVAC, electric, water, gas, and washer and dryer, ensuring convenience and privacy for each resident. The property also boasts a newer roof and siding, plus a 1.5-car garage and ample off-street parking. Ideally located, this home places you within a short distance of conveniences like Acme, Wawa, restaurants, the community center, and the world-famous Atlantic City for entertainment and dining options. Don't miss your chance to own this versatile and conveniently located condominium!

### PROPERTY DETAILS

Exterior	ParkingGarage	Heating	Cooling
Vinyl	Detached Garage	Forced Air	Central
	One and Half Car	Gas-Natural	



Sewer  
Public Sewer  
Listed for Margarita Kobilianets

Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [mak@bergerrealty.com](mailto:mak@bergerrealty.com)

