



249 40th  
 Brigantine, NJ 08203

Asking \$465,000.00



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, and walking distance, 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. This condo can be 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. There is a large 1.5-car garage and driveway that are common elements shared by both units. The garage can be evenly split with a common wall at buyers' request; this would allow the garage to be used mainly for storage between both co-owners. Garage and driveway can be accessed through terrace immediately backing the house for private accessibility and convenience. Ideally located, this condo 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

Parking	Garage	Other	Rooms	Heating
Deck	Garage	Michelle Benson	Kitchen	Forced Air
One and Half Car	Berger Realty Inc			Gas-Natural
See Remarks	3160 Asbury Avenue, Ocean City			
	Call: 609-399-0076			
Hot Water	Water			
Gas	Email to: mb@bergerrealty.com			

