

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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11 Sea Spray  
Brigantine, NJ 08203

Asking \$799,900.00



SJSRMLS

## COMMENTS

Desirable Sea Point Island Location-IMMACULATE 3BR & 2BA Single Family home on an over-sized lot! This is Brigantine's highly desirable Sea Point island location and is steps to Ocean Drive's Walk-On & Drive-On beaches. This home has it all!!! The character of the Cut-ty Sark will greet you as you step in the front door- straight out the back to a spacious beautifully fenced yard with matured trees for shading and a welcoming patio to Enjoy a BBQ (direct gas line) or Cold Beverage after a day on the Beach. As you enter the foyer, to your right step up to the Spacious Living Area, offering an Open Living/Dining experience with an Eat-in Kitchen. Don't miss the Laundry Room and with a Coffee Nook and shelving for all your dry goods. Just behind the Custom Barn Door you will find 3 spacious bedrooms (one a primary with bath and slider to the rear patio). Plenty of off street parking including- a one car garage & a family favorite, your own screen for "movie time" viewing! This home also offers, New Windows & Sliders, New Siding, Gas Fireplace, New Gas line for your patio grill, New Tankless On-Demand Water Heater & Stack Washer/Dryer-HVAC & Roof 7-10 yrs- This charming cul-de-sac home offers, Privacy, Security and the Convenience of literally walking around the corner to the beach walk-on. Great family home and Great for the kids!!!

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Patio Porch	Parking/Garage One Car	Other Rooms Dining Area Eat In Kitchen Laundry/Utility Room Pantry Primary BR on 1st floor
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Ask for Gary Bingham  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211

Also included in the sale is a basement with a full bathroom and a laundry room. Email to: gsb@bergerrealty.com



Cooling  
Central

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer