

**4618 Harbor Beach Blvd  
Brigantine, NJ 08203**

**Asking \$700,000.00**



**COMMENTS**

Discover the perfect opportunity to own a fully furnished move-in ready home within walking distance to the beach. Nestled in a tranquil townhouse community on the island's south end, reminiscent of the cozy feel of "Knot's Landing," this home offers an inviting living experience. With 3 decks, you'll have plenty of outdoor living options. The oversized rear deck is a private oasis, bathed in morning sunlight yet shaded enough for evening meals. The front deck is ideal for sunset cocktails while the deck off of the primary suite is the best spot to enjoy morning coffee. The 1st floor features two bedrooms, each with its own outside entrance, sharing a full bath. The expansive primary suite on the top floor not only has 3 closets with built ins but enough room to incorporate an exercise area and a home office for those who need to catch up at work while at the shore! The sunlit main floor with 3 sets of sliders, is where you will spend most of your time. The kitchen equipped with high end appliances is open to the dining area. The living room has a gas fireplace for those off- season nights when you want to curl up with a good book. An unused closet was transformed into a tucked away bar complete with 2 beverage refrigerators for easy entertaining (and keeping people out of your kitchen while you are trying to cook!) But the stand out feature here is the custom -built staircase replacing the original circular one adding a modern touch to the space. All of the main rooms have high end ceiling fans that often reduce the need for air conditioning. But when you do need it, the HVAC offers 2 zones to reduce your costs when you don't have a full house. Recent updates include a new heater, water heater, electrical box, fan and motor in one of the A/C units, garbage disposal, fresh paint and new carpet on the steps. The location at the beginning of the island's south end makes for quick trips to Atlantic City for restaurants and entertainment and eliminates the need to go through the busy town to get "home". Plus, with an attached 1 car garage and driveway, parking is never an issue. Don't miss out on this chance to make your dream of owning a "shore house" a reality. A few furniture exclusions see inventory exclusion list in agent remarks. Come to see this exceptional property today!

**PROPERTY DETAILS**

|                          |                                       |  |  |
|--------------------------|---------------------------------------|--|--|
| ParkingGarage<br>One Car | InteriorFeatures<br>Cathedral Ceiling | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Refrigerator<br>Washer | AlsoIncluded<br>Furnished<br>See Remarks |
| Heating<br>Baseboard     | Cooling<br>Ceiling Fan(s)             | Water<br>Public  | Sewer<br>Public Sewer                    |

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Forced Air

Central



Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [jmk@bergerrealty.com](mailto:jmk@bergerrealty.com)

