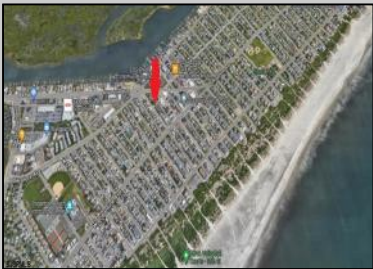


225 34th Street
Brigantine, NJ 08203

Asking \$1,795,900.00



COMMENTS

ONE OF A KIND CUSTOM BUILT HOME, WALKING DISTANCE TO THE BEACH. SITUATED ON A OVERSIZED 60 X 90 FOOT LOT, PLENTY OF ROOM FOR A POOL. (POOL LAYOUT AVAILABLE FOR VIEWING) THIS 5 BEDROOM, 4 1/2 BATH IS 3,900 SQUARE FEET WITH A PULL THRU GARAGE FROM STREET TO ALLEY WITH A 9 FOOT WIDE BY 10 FOOT HIGH GARAGE DOOR ON ALLEY SIDE, LARGE ENOUGH TO STORE A BOAT FOR THE WINTER AND MUCH MORE. KITCHEN INCLUDES CAFE' APPLIANCES, LARGE CENTER ISLAND WITH QUARTZ COUNTER TOPS, TILE BACK SPLASH, UNDER CABINET LIGHTING, WOOD RANGE HOOD, JUST OFF THE KITCHEN IS A BUTLER'S PANTRY WITH WINE COOLER, AND A ADDITIONAL STORAGE PANTRY. 2 1/2 ZONE GAS HEAT AND CENTRAL AIR, TANKLESS HOT WATER HEATER, 4 STOP ELEVATOR, LARGE STORAGE AND MECHANICAL MEZZANINE. THREE BEDROOMS HAVE DIRECT ACCESS TO BATHROOMS, AND 4 BEDROOMS HAVE ACCESS TO BALCONIES. ADDITIONAL ROOM ON 2ND FLOOR, WHICH WOULD BE PERFECT FOR OFFICE OR READING ROOM WITH ACCESS TO BALCONY, FAMILY ROOM ON THE FIRST FLOOR WITH WET BAR. TENTATIVE COMPLETION DATE JANUARY OF 2025, PLENTY OF TIME TO MOVE IN FOR THE SUMMER OF 2025. CALL NOW FOR APPOINTMNET TO VIEW PLANS AND WALK THROUGH.

PROPERTY DETAILS

Exterior		OutsideFeatures		ParkingGarage		OtherRooms	
Vinyl		Curbs		Two Car		Den/TV Room	
		Deck				Dining Room	
		Fenced Yard				Laundry/Utility Room	
		Outside Shower				Pantry	
		Sidewalks				Primary BR on 1st floor	
		Sprinkler System					
InteriorFeatures		AppliancesIncluded		Basement		Heating	
Carbon Monoxide Detector		Disposal		Crawl Space		Forced Air	
Elevator		Dishwasher		Slab		Gas-Natural	
Kitchen Center Island Storage		Dryer				Hot Water	
Smoke/Fire Alarm		Gas Stove					
Walk In Closet		Microwave					
		Refrigerator					
		Self Cleaning Oven					
		Washer					

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Sewer
Public Sewer



Ask for Kathy Errickson
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: kae@bergerrealty.com

