

# Berger Realty

Since 1928



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2 Manitoba Ave  
Brigantine, NJ 08203

Asking \$1,200,000.00



## COMMENTS

This stunning duplex combines versatility and convenience, making it a true gem! With a private driveway, and oversized garages for each unit, it's perfect for investors wanting to live in one while renting the other, or for extended families needing extra room. Each side features 3 bedrooms and 2.5 bathrooms, including a primary suite with an ensuite. The first floor boasts a welcoming living room, a dining room with sliders leading to the first-floor deck, a well-equipped kitchen, and a convenient half bathroom. Enjoy outdoor dining on the first-floor deck and take in breathtaking views of the AC skyline from the rear second floor deck. Each unit also includes its own outdoor shower for added convenience after a day at the beach. Located just moments from Jetty beach, the Cove 4x4 drive-on beach, and a short walk to the guarded beach, this property offers the best of beachside living. With two parking spaces in front of each unit and shared access to the garages via a side easement, convenience is prioritized. Plus, the duplex comes fully furnished, allowing you to move right in and start enjoying your new home! Check out the virtual tour of unit B. Both units furnished the same. There is no longer a bunk bed in the 3rd bedroom.

## PROPERTY DETAILS

|                 |                 |             |             |
|-----------------|-----------------|-------------|-------------|
| OutsideFeatures | ParkingGarage   | OtherRooms  | Basement    |
| Curbs           | Detached Garage | Dining Room | Crawl Space |
| Deck            | Two Car         | Kitchen     |             |
| Outside Shower  |                 | Living Room |             |
|                 |                 | Pantry      |             |



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Water

