

# Berger Realty

Since 1928



Berger Realty, Inc.  
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249 40th  
Brigantine, NJ 08203

Asking \$465,000.00



## COMMENTS

Discover Beach-side Bliss at 40th St.! This beautifully remodeled first-floor condo, just 1.5 blocks from the exclusive 40th St. Beach, offers the perfect retreat to enjoy the Jersey Shore lifestyle. With direct beach access and nearby public parking, this charming unit features two spacious bedrooms, one modern bath, and a welcoming open floor plan. Step inside to find brand new LVP flooring throughout, a bright and stylish kitchen with soft-close cabinetry, granite countertops, Café appliances, and a wine cooler. The bathroom has been tastefully upgraded with high-end fixtures and finishes, making this condo a must-see. For added convenience, the property includes a shared private driveway and 1.5-car garage, accessible through a rear terrace, offering private entry and flexible storage options. Both units in the building have separate HVAC systems, utilities, and in-unit washers and dryers for maximum privacy and convenience. Located just minutes from local amenities like Acme, Wawa, popular restaurants, the community center, and Atlantic City's vibrant nightlife, this condo is perfectly situated for your Jersey Shore getaway. Don't miss this incredible opportunity!

## PROPERTY DETAILS

Exterior	ParkingGarage	Heating	Cooling
Brick Face	See Remarks	Forced Air	Central
Vinyl		Gas-Natural	

HotWater

Water  
Public Water

Sewer  
Public Sewer

Ask for Denise Kelley

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