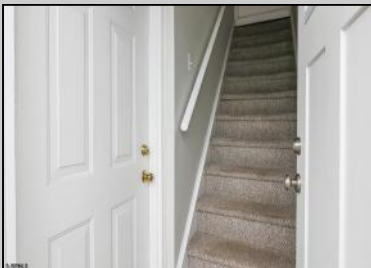


Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



249 40th
Brigantine, NJ 08203

Asking \$475,000.00



COMMENTS

Welcome to this charming, updated 2nd-floor condo nestled in a peaceful location just 1.5 blocks from the exclusive 40th St. beach. With direct beach access and a nearby public parking lot, this property offers the perfect opportunity to enjoy the beach lifestyle. This renovated unit features two bedrooms and one bath with an open floor plan. The condo boasts hardwood floors, fresh paint, and a new sliding door off the kitchen leading to a composite deck, perfect for relaxing and feeling the fresh ocean air. The countertops and stainless steel kitchen appliances are brand new! Also, there is a new custom walk-in tile shower in the bathroom. Even better, the unit is being sold fully furnished! Move right in or start renting. The downstairs unit is also for sale. Both units benefit from separate HVAC, electric, water, gas, and washer and dryer, providing convenience and privacy for each resident. The home also includes a newer roof and siding, plus a 1.5-car garage and ample off-street parking. The home's prime location places you within a short distance of Acme, Wawa, restaurants, and the community center, as well as world-famous Atlantic City for entertainment and dining options. Don't miss your chance to own this versatile and conveniently located condominium!

PROPERTY DETAILS

| | | | |
|---------------------------------|---|------------------------------|--------------------------------------|
| Exterior Brick Face Vinyl | ParkingGarage Detached Garage One and Half Car See Remarks | OtherRooms Eat In Kitchen | Heating Forced Air Gas-Natural |
| Cooling Central | HotWater Gas | Water Public Water | Sewer Public Sewer |

