

# Berger Realty

Since 1928



Berger Realty, Inc.  
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4500 Brigantine Ave  
 Brigantine, NJ 08203

Asking \$559,900.00



### COMMENTS

This beautifully maintained top-floor beach club unit boasts stunning ocean vistas. The building features newly applied stucco, along with modern Pella windows and sliding glass doors. The hallways are adorned with new carpeting, and the property has undergone a roof replacement. The owners have made several enhancements, including an upgraded washer and dryer, an electrical system upgraded to 200 amps, and a new 40-gallon water heater. Both bedrooms have been fitted with new carpets, while the bathrooms have been renovated with tile. Each room is equipped with a new air conditioning and heating wall unit, along with custom window treatments. The living and dining areas feature new flooring, and the kitchen has a new dishwasher. The foyer have been updated with new tile. Amenities include two swimming pools (one designated for adults), ample parking, and three secure entry points to the building. Access is convenient via the rear entrance, which includes handicapped parking, leading directly to the unit. The unit provides a view of the pool and offers ocean views from every window. This is an opportune moment to acquire a top-floor unit with remarkable views. There is a special assessment on the property and Sellers willing to negotiate that with right price. Brigantine Island offers a plethora of activities, including fishing, swimming permitted on several beaches with lifeguards on duty, and youth swimming lessons and competitions sponsored by the beach patrol. Take advantage of the several beaches for surfing, kayaking, and flying kites, plenty of beach parking spaces with restrooms, and numerous eateries and annual events. Buy your unique piece of island paradise and live the Dream!

### PROPERTY DETAILS

Parking	Other Rooms	Interior Features
None	Dining Area	Bar
	Primary BR on 1st floor	Stainless Steel
Ask for Denise Kelly Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: dlk@bergerrealty.com		
Cooling	Hot Water	
Central	Electric	
Wall Units		



Sewer  
 Public Sewer