

# Berger Realty

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**444 Shore Drive Unit 1**  
**Brigantine, NJ 08203**

**Asking \$749,999.00**



## COMMENTS

Boater's Dream: Private Slip Included. Finally, a turnkey solution for boat owners on West Shore Drive. This first-floor condo comes with what matters most - your own private boat slip capable of accommodating up to a 30-foot vessel, with room to grow thanks to an established Riparian Grant. Step directly from your condo to your dock, eliminating the typical marina hassles and seasonal slip hunting. The practical 925-square-foot layout serves both your boating and living needs. The ground-floor location means no lugging gear up and down stairs, while the private storage shed keeps your boating essentials secure and close at hand. With two bedrooms and one-and-a-half baths, there's plenty of space for overnight guests after a day on the water, and the open-concept living area provides ample room for stowing and organizing marine equipment during the off-season. For the serious boater, the location couldn't be better. Your dedicated parking spot means no long walks with supplies, and the direct dock access lets you keep an eye on your vessel from home. Whether you're checking weather conditions over morning coffee from your deck or returning from a sunset cruise, this water-accessible home makes boating a way of life rather than just a weekend hobby. This is more than just a condo - it's your permanent dock space with a home attached. For boaters tired of marina fees and seasonal slip rentals, this West Shore Drive property offers the perfect solution: a comfortable home base with immediate water access.

## PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Forced Air	Public Water	Public Sewer
	Gas-Natural		

