

# Berger Realty

Since 1928



Berger Realty, Inc.  
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222 39TH  
Brigantine, NJ 08203

Asking \$965,000.00



## COMMENTS

OPPORTUNITY IS KNOCKING- many options to own this Duplex, a short 1 1/2 walk to the 39th St Beach Walk-on. OVERSIZED 1st Floor has 3BR's and 2BA's- update the kitchen to your liking-The 2nd floor has 2BR's and 1BA - 2nd floor spacious outside living area/deck is a must sea! Both units are now vacant-This property has gone through a renovation from top to bottom and front to back- NEW windows 2022-NEW Roof - 2022- NEW HWH-NEW INTERIORS-W/D-C/A, Gas Heat, Crawl Space re-done-High & Dry! HVAC systems in both units are under warranty 2025, NEW separate Electric Meters, NEW concrete driveway extended for plenty parking in front and rear of home! Spacious yard with alley access, offers a New Shed! Only 1 1/2 short blocks to the highly sought after South End 39th St Volley Ball & Kite Beach! -Park the car and walk or bike to Everything- Ice Cream-Eateries-Deli-Shops-Stores-Mini Golf- Tennis & Pickleball Courts- Dog Park. This is a MUST SEE- So many possibilities- Great Opportunity to bring families together at the Shore!! Freshly painted! 1st fl. virtual staging

## PROPERTY DETAILS

|                 |               |                |             |
|-----------------|---------------|----------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms     | Basement    |
| Deck            | None          | Den/TV Room    | Crawl Space |
| Fenced Yard     |               | Dining Area    |             |
| Shed            |               | Eat In Kitchen |             |
|                 |               | Florida Room   |             |
|                 |               | Kitchen        |             |
|                 |               | Living Room    |             |



Ask for Jeff Haas  
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