



**14 Hutchison  
Brigantine, NJ 08203**

**Asking \$869,000.00**



**COMMENTS**

What's Special: ROOFTOP DECK FABULOUS VIEWS DECKS OFF EVERY ROOM IN-GROUND POOL LOW FLOOD INSURANCE. Stunning 3 story Golf Course Home amazing views of the bay, golf course, and AC skyline from decks off every room and more than 1,000 square feet of ROOF TOP DECK! The first floor features a foyer, private office, powder room, crafting area ,den/TV room, laundry and utility room. The open floor plan on the second floor is ideal for entertaining, indoors and out, with large decks overlooking the garden, pool and golf course. It offers two living areas on either side of a modern kitchen with granite countertops and stainless steel appliances, and a picture window view of the golf course second green. The large dining room is open to the kitchen with a granite bar with seating, a dining area and a seating area. The large living room has a gas fire place. The third floor features a very large master bedroom with en suite bath, two other comfortable bedrooms, and an updated bathroom. The third floor also offers access to a more than 1,000 square foot fiberglass roof deck with some of the best views in Brigantine. The fenced-in backyard features a garden and in-ground salt water swimming pool, perfect for relaxing after a day at the beach. The house was raised above the FEMA flood elevation level in 2016. As a result, the annual premium for full FEMA flood insurance coverage is only \$373. The HVAC, plumbing and electrical service was updated as well. Enjoy the bay and ocean breezes that flow through large sliders in every room of this unique home. Enjoy sunrises and sunsets from its comfortable decks. Call today for more information and to make an appointment.

**PROPERTY DETAILS**

|                             |                                                                                                                          |                          |                                                                  |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------|
| Exterior<br>Vinyl           | OutsideFeatures<br>Deck<br>Pool-In Ground                                                                                | ParkingGarage<br>One Car | OtherRooms<br>Den/TV Room<br>Dining Area<br>Laundry/Utility Room |
| InteriorFeatures<br>Storage | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Electric Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds   | Heating<br>Gas-Natural<br>Hot Water<br>Multi-Zoned               |
| Cooling                     | Water                                                                                                                    | Sewer                    |                                                                  |

# Berger Realty

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Ceiling Fan(s)  
Central

Public

Public Sewer

