

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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**444 Shore**  
**Brigantine, NJ 08203**

**Asking \$749,900.00**



## COMMENTS

Rare Waterfront Opportunity – First Floor Pet Friendly Condo with Deep Water Boat Slip! Move in before summer and enjoy coastal living at its finest! This freshly updated 2-bedroom, first-floor condo comes with a highly sought-after deep-water boat slip—ideal for a 30-foot boat, with room to expand. Nestled in a protected bay, it offers breathtaking sunset views from your living room and cool bay breezes while you grill or relax outdoors. Inside, you'll find new flooring, fresh paint, spacious bedrooms, in-unit laundry, and a cozy fireplace perfect for those breezy summer nights. Located just a short drive to beautiful beaches, dining, shopping, and local attractions, this property offers the perfect blend of convenience and tranquility. Low condo fees and maintenance-free living make this a smart investment—whether you're looking for a full-time residence, weekend retreat, or rental opportunity. Don't miss your chance to own this turnkey waterfront gem before summer! \*\*Showings begin with our first look open house Saturday, April 26th from 11am - 1 pm!\*\*

## PROPERTY DETAILS

|              |               |                         |                       |
|--------------|---------------|-------------------------|-----------------------|
| Exterior     | ParkingGarage | OtherRooms              | InteriorFeatures      |
| Wood Shingle | None          | Eat In Kitchen          | Fireplace(s)          |
|              |               | Primary BR on 1st floor | Kitchen Center Island |
|              |               |                         | Pets Allowed          |
|              |               |                         | Wall to Wall Carpet   |



Cooling  
Central Air Conditioning  
Gas  
Ask for Tony Bongioanni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: ab@bergerrealty.com

HotWater  
Gas

Water  
Public Water

