

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



22 45th, Brigantine, NJ, 08203

Price \$699,900.00

### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 1             |
| Year Built   | 1968          |
| Type         | Single Family |
| Block Number | 04001         |
| Listing #    | 586670        |
| Taxes        | 6292.00       |

### COMMENTS

*What you've been waiting for -- Single 4 bedroom 2.5 bath with Family room. Court location, simple walk to beach, newer roof, brand new kitchen, updated baths, hardwood floors, 6 heads on 2 condenser Fujitsu minisplits provides warmth and cooling on both 1st and 2nd floor. vinyl sided, fenced in yard, off street parking. this one hits all on your bucket list - e-z to show...*

### PROPERTY FEATURES

|                           |  |                                    |   |
|---------------------------|--|------------------------------------|---|
| Exterior<br>Vinyl         | OutsideFeatures<br>Fenced Yard<br>Outside Shower | ParkingGarage<br>None              | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer |
| AlsoIncluded<br>Furnished | Basement<br>Crawl Space                          | Heating<br>Electric<br>Multi-Zoned | Cooling<br>Central<br>Multi-Zoned   |
| HotWater<br>Gas           | Water<br>Public                                  | Sewer<br>Public Sewer              |   |

### CONTACT



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call:  
Email to: jfm@bergerrealty.com

Scan to see Property page.



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