

**203 B West Brigantine Ave  
Brigantine, NJ 08203**

**Asking \$1,749,900.00**



**COMMENTS**

"New construction" Stunning, beautifully designed Woerner Built Beach House with Superior building materials, Exquisite finishes, and Panoramic Ocean Views and just steps to Brigantine award winning beaches. Hardy board siding, herringbone pavers and Bahama shutters lend to the coastal vibe and outstanding curb appeal that carries through the entire home. With 4 bedrooms and 4.5 bathrooms every bedroom has it own ensuite enabling this home to accommodate the largest of families. There is a three-stop elevator from the first floor to the third floor Grand open living area with 13' ceilings where ocean views are seen from every vantage point. Some of the upgraded features include: hardwood wide plank flooring throughout, Boutique designer quartz and marble countertops throughout, high-end tile with Volpe handcraftsman tile setting throughout, solid hardwood doors throughout, gas fireplace first floor with Caesarstone quartz, linear gas fireplace third floor with Venetian plaster accent wall, open red oak stairwell with matt black handrail, every bathroom has Birch solid wood vanity cabinets and exotic Italian marble countertop and Custom Design shower tile. Expansive kitchen featuring soft-close solid wood white and natural Walnut cabinets, custom coffee bar, Top of the Line SMART Thermador Stainless Steel Appliances featuring 36" six burners dual fuel range and Convection, Dehydrate, Bake, Air Fry Microwave. Kitchen features a Cast Iron Apron Front Sink with Polished Nickel Hardware and Matching Pot Filler. Anderson 400 Series Matte Black Low-E windows and 8' High Front and Back doors including 12' Double Slider with built in blinds. Brownstone TimberTech composite flooring on all decks, Sleek High End Cable Rail System on all Decks. Versatech mahogany wood tone soffits all three floors. Ring Camera Entry Front and Back Doors and wall mounted IPAD SMART Home Touchscreen System. Anderson 400 Series Matte Black Low-E windows and 8' High Front and Back Doors including 12' Double Slider with built in blinds. 9' ceilings first and second floor 13' ceilings third floor. Custom Designed Storage Shed with Black Metal Roof and Double Door Entry A full list of the extensive upgrades is available. This is truly a one-of-a-kind masterpiece right out of a Home Design Magazine Hurry call today for your appointment.

**PROPERTY DETAILS**

|                         |                    |               |                      |
|-------------------------|--------------------|---------------|----------------------|
| Exterior                | OutsideFeatures    | ParkingGarage | OtherRooms           |
| Fiber Cement Board Deck | Outside Shower     | None          | Dining Area          |
| Siding                  | Shed               |               | Eat In Kitchen       |
| Stone                   | Sidewalks          |               | Great Room           |
| Vinyl                   | Sprinkler System   |               | Laundry/Utility Room |
|                         |                    |               | Pantry               |
| InteriorFeatures        | AppliancesIncluded | Basement      | Heating              |

# Berger Realty

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|                       |                   |                    |              |             |
|-----------------------|-------------------|--------------------|--------------|-------------|
| Carbon Detector       | Monoxide          | Burglar Alarm      | Crawl Space  | Gas-Natural |
| Cathedral Ceiling     |                   | Dishwasher         |              |             |
| Elevator              |                   | Disposal           |              |             |
| Kitchen Center Island |                   | Dryer              |              |             |
| Security System       |                   | Gas Stove          |              |             |
| Smoke/Fire Alarm      |                   | Microwave          |              |             |
| Storage               |                   | Refrigerator       |              |             |
| Walk In Closet        |                   | Self Cleaning Oven |              |             |
|                       |                   | Washer             |              |             |
| Cooling               | HotWater          | Water              | Sewer        |             |
| Ceiling Fan(s)        | Gas               | Public             | Public Sewer |             |
| Central Electric      | Tankless-electric |                    |              |             |
| Multi-Zoned           |                   |                    |              |             |



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