

# Berger Realty

Since 1920



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

info@bergerrealty.com



1302 Ray Ave  
Brigantine, NJ 08203

Asking \$649,500.00



## COMMENTS

Contracts out, seller says no more showings! Bay Breeze? Ocean Breeze? Golf Course Clubhouse? It's all within a few blocks of this gem of a contemporary home in Brigantine. Coveted attached 2 car garage, which is so hard to find in this price point, 4-5 bedroom (huge bonus room attached to main bedroom) 2 1/2 bath, wood & tile flooring throughout, granite counter tops, reverse osmosis water dispenser, custom baths, huge, open concept main level living, fenced yard, lawn sprinklers outdoor shower, expansive deck, paver driveway and fenced yard round out this beach beauty. NEW ROOF installed in December 2023. Huge PANTRY. Pocket doors, tons of storage & great layout. Very nice quiet street. Sold furnished so it's truly a turn-key property! BUY THE BEACH HOUSE!!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Attached Garage	Dining Room
	Enclosed	Outside One and Half Car	Eat In Kitchen
	Shower		Laundry/Utility Room
	Fenced Yard		Library/Study
	Porch		Storage Attic

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher	Blinds	Crawl Space
	Disposal	Curtains	
	Dryer		
	Gas Stove		
	Microwave		
	Refrigerator		
	Self-Cleaning Oven		



Ask for Cynthia Hanes  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: cah@bergerrealty.com

Cooling	HotWater
Central	Gas
Electric	



Sewer  
Public Sewer