

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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223 10th St N  
Brigantine, NJ 08203

Asking \$495,000.00



### COMMENTS

Location Location, Location! Just two properties off the scenic North End beach and steps to the seawall this lovely top floor, renovated condominium with 2 bedrooms / 1.5 baths is perfection at the shore. Surrounded by the bird sanctuary, seawall, surf, sand, and conveniently walkable to the local restaurants, fishing beach and even the uniquely popular dog beach where you can bring your furry friends for a day of sun and fun. Settle into the comfort of this light, bright and airy, recently renovated, open concept unit. New windows, new tile flooring, new granite countertops, new appliances, new lighting and new backsplash in the kitchen, also a tile bath with new, modern finishes. Beautifully furnished with a cool, beachy vibe. Be immersed in the bliss of coastal living when you step out onto your spacious front deck and enjoy the sweeping ocean view, or just sit and enjoy the cool sea breeze. The upgraded and maintenance-free exterior offers new siding, new landscaping and freshly blacktopped drive, with one assigned, off-street parking spot. Affordable luxury, breathtaking location, turnkey property... this is your chance to finally BUY THE BEACH HOUSE! \*SUBJECT TO CONDO CONVERSION. TAXES, ASSESSMENT, & ASSOCIATION FEES (Shared Exterior Insurances) TO BE DETERMINED. TAXES AND ASSESSMENT TO BE BASED ON SALE PRICE. SETTLEMENT SHALL NOT TAKE PLACE UNTIL CONDO CONVERSION HAS BEEN COMPLETED.

### PROPERTY DETAILS

Exterior Vinyl	ParkingGarage None	Heating Forced Air Gas-Natural	Cooling Ceiling Fan(s) Central
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**SALE**

**BADER-COLLINS ASSOCIATES**  
"THE TEAM YOU CAN TRUST"

**BERGER REALTY**  
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**BADERCOLLINS.COM**

Ask for Bader - Collins Associates  
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