

**239 12th  
Brigantine, NJ 08203**

**Asking \$1,475,000.00**



**COMMENTS**

This mid-century modern design home boasts elegant sleek lines that enclose light-drenched organic spaces inside and out for year round enjoyment. A meticulously designed kitchen offers two ovens for the gourmet, along with Cafè line appliances that will make cooking a joy! The first floor's Great Room is designed for entertaining and there are two Master Suites with full baths to make life even easier. Back deck on first level with gas grill and dining space overlooking the rear garden. Powder room is conveniently located next to a laundry/mud room that leads down to the 1 1/2 car garage with lots of storage space. The elevator or stairs lead up to the second floor and a large foyer. On this level is a deck designed for entertaining and dining al fresco. A stairway in the foyer leads to the rooftop deck. Both have bay and ocean views and are perfect for Fourth of July celebrations to watch the fireworks throughout Brigantine & Atl City. The studio/ library, family room, two additional bedrooms, and a full bath complete the upper floor. The front & back gardens offer a varied and organic landscape of colorful perennials, flowering bushes, and fruit trees. Amazing Location! 1 1/2 BLK to beach. Custom home built in 2021.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Curbs	Attached Garage	Den/TV Room
Stucco	Deck	One Car	Dining Room
Vinyl	Fenced Yard		Eat In Kitchen
	Porch		Great Room
	Sidewalks		Laundry/Utility Room
	Sprinkler System		Library/Study
			Primary BR on 1st floor
			Recreation/Family
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Blinds	Crawl Space
Cathedral Ceiling	Disposal		
Elevator	Dryer		
Kitchen Center Island	Gas Stove		
Smoke/Fire Alarm	Microwave		
Storage	Refrigerator		
Walk In Closet	Self Cleaning Oven		
	Washer		
Heating	Cooling	HotWater	Water

# Berger Realty

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