

# Berger Realty

Since 1928



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

info@bergerrealty.com



207 13th St N  
Brigantine, NJ 08203

Asking \$999,000.00



## COMMENTS

Location, Location, Location! Beach Block Duplex, each unit offering two bedrooms and one bath. Both are charmingly updated and only steps to the white sand beaches, or to take a leisurely stroll on the beautiful, local Seawall. Walkable to the local restaurants, the fishing and drive on beach, the wildly popular dog-friendly beach, the seawall, or the lifeguarded swimming and sunbathing beaches. All of this with the added bonus of a great rental history for the first full season of Airbnb. Coastal living at its best! The front unit is reminiscent of the beach cottages of days gone by, except with fresh, contemporary finishes. Freshly painted with new engineered vinyl floors throughout. New kitchen with all new stainless appliances, granite counter tops, contemporary cabinets, new sink with updated hardware, new lighting and new subway tile backsplash. New window air conditioning units. Bathroom has been updated, too. With new tile, sink and petite tub for the little ones. Separate laundry room with new, full sized washer and dryer. Lovely front porch for lounging outside and beach watching or observing the seawall on those lazy summer days or in the warm fall breezes. The back unit is secluded and private. A perfect beach getaway. This unit has been completely updated with the same modern, beachy finishes. New galley kitchen with all new stainless steel appliance package, contemporary cabinets, subway tile backsplash, new sink with updated hardware, granite countertops and center island. New engineered vinyl flooring throughout and freshly painted. The bathroom was recently updated also, with new sink, vanity, lighting, tile shower enclosure, and kiddie tub for the little ones. The outdoor living is lovely, with a large, secluded, covered deck to entertain, BBQ or breezes. Common areas include large, shared parking area in front, gravel storage shed. Rental history available upon request for serious buyer's each views and renovated, with so many possibilities.



Ask for James Monteleone

Berger Realty, Inc.

## PROPERTY DETAILS

109 E 55th St., Ocean City

Two Car 609-399-4211

Email to: jfm@bergerrealty.com  
Great Room  
Kitchen  
Laundry/Utility Rm



Heating  
Gas-Natural

Cooling  
Ceiling Fan(s)  
Window Units

Water  
Public

Sewer  
Public Sewer