

# Berger Realty

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Ocean 17  
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**305 Beach  
Brigantine, NJ 08203**

**Asking \$619,900.00**



SJSRMLS

## COMMENTS

Unique opportunity to own a beautiful 1st floor beach home with two units , total of 3 bedrooms and 2 full bathrooms... many possibilities here! Use one unit for your weekend beach getaways or permanent residence, and use the other unit for guests, family, or rent it out for supplemental income! Located only a block to the beach, 1.5 blocks to the bay's public boat ramp & the Elks Lodge, and also close to The Links Golf Course, Seawall, Elementary school, restaurants, shopping & Wawa. The Front Unit was renovated in 2023 and features: 2 bedrooms, luxury vinyl plank flooring, updated kitchen with quartz countertops, upgraded SS appliances, Kraus sink and faucet, custom granite breakfast bar; and a large front deck with built-in bench seating to take in the fresh salt-air breezes. The rear unit was renovated in 2018 and includes: luxury vinyl plank flooring, on-demand hot water, ultra-quiet and efficient split HVAC system, and a separate secure entrance. These condo's also feature: high-efficiency stackable washer and dryer, HVAC forced air system on a semi-annual maintenance agreement, a large shed and shared bike shed, newer white vinyl outside shower with Trex flooring, and a spacious grassy backyard. Pet friendly. This one won't last long!!

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	None	Den/TV Room	Pets Allowed
		Eat In Kitchen	
		Laundry/Utility Room	



Ask for Laryn Cristofari  
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