

# Berger Realty

Since 1928

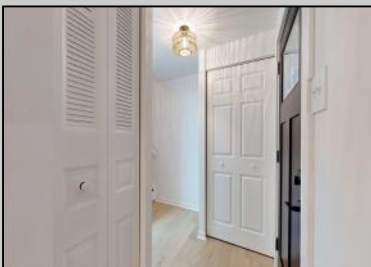


Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



704 Lagoon Blvd  
Brigantine, NJ 08203

Asking \$1,099,000.00



## COMMENTS

Exceptional opportunity to own a multi-family property on the Island. Why settle for a single-family home when you can enjoy the benefits of two units for added privacy? Utilize one unit for yourself while renting out the other or invite extended family and friends to stay. These townhomes feature three bedrooms and 2.5 baths, located on the South End of the Island, offering picturesque views of the St. George Thoroughfare and the Atlantic City skyline. This beautifully remodeled condo allows pets and has no rental restrictions, giving you full control over your property. The entire property has been renovated, showcasing a new front exterior design, a fresh front patio, and composite decks at both the front and rear. A new privacy fence, front door, and all-new windows and sliding doors have been installed, along with updated exterior lighting. Inside, you'll find new flooring throughout, a stunning kitchen complete with a stylish backsplash, a large sink, modern appliances, and updated countertops and cabinets. All three bathrooms have been fully renovated, and the home features new lighting fixtures, newly drywalled ceilings with high-top lighting, and oak stairs. The heating system has been improved, and a new central air conditioning unit has been added. The entire interior has been freshly painted, and multiple window screens have been repaired or replaced. The outdoor area boasts expansive Trex decking with lighting and a well-fenced private backyard. The top deck provides breathtaking views, ideal for enjoying summer fireworks. This property is conveniently located just minutes from the drive-on beach. Brigantine Island offers a wide range of activities, including fishing, swimming at several lifeguarded beaches, youth swimming lessons, kayaking, and various events. Brigantine Beach is one of New Jersey's premier destinations for both living and visiting! New windows have been added and recently installed. This opportunity is fleeting so if you have that feeling pull the trigger before it's gone! Brigantine the Best Kept Secret! Seller will offer a \$1,500 credit to the buyers for a new washer/dryer Unit A and Unit B.

ASK TOP JOHN McEINNEY

Berger Realty Inc

1330 Bay Avenue, Ocean City

Call 609-391-1330

Email to: jjm@bergerrealty.com

OutsideFeatures  
Deck  
Fenced Yard  
Outside Shower  
Shed  
Sidewalks

ParkingGarage  
No. of OtherRooms  
Dining Area



Cooling  
Central

HotWater  
Electric

Water  
Public

Sewer  
Public Sewer