

# Berger Realty

Since 1928



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



13 Vardon  
Brigantine, NJ 08203

Asking \$619,900.00



## COMMENTS

This beautifully maintained golf course ranch-style home is located directly on the fairway of Brigantine's golf course. Enjoy the best of both worlds – relax in tranquil surroundings & enjoy lovely golf course views while being just minutes away from local beaches, shops & restaurants. Inside you'll find new hardwood flooring in the living room, dining room & hall, new Berber carpet in two bedrooms, new central air, newly rebuilt gas furnace, and freshly painted interior. Recent upgrades include a water heater, six front picture windows, and a large bay window overlooking the golf course, flooding the space with natural light enhanced by vaulted ceilings with skylights. The 30-year roof is approximately nine years old, ensuring peace of mind for years to come. Off-street parking for four cars. Expansive rear deck overlooking the golf course, perfect for entertaining family and friends. This home presents an exceptional opportunity to enjoy a beautiful and serene lifestyle with easy access to local amenities. Don't miss out—schedule your showing today!

## PROPERTY DETAILS

|          |                  |                |             |
|----------|------------------|----------------|-------------|
| Exterior | Outside Features | Parking/Garage | Other Rooms |
| Vinyl    | Curbs            | None           | Dining Area |
|          | Deck             |                |             |
|          | Paved Road       |                |             |
|          | Sidewalks        |                |             |



Appliances Included  
Also Included  
Asker for Barbara Fazio  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: bf@bergerrealty.com

Cooling  
Ceiling Fan(s)  
Central

Hot Water  
Gas

Basement  
Crawl Space



Sewer  
Public Sewer