



**10 Golf Course  
Brigantine, NJ 08203**

**Asking \$3,199,975.00**



**COMMENTS**

Calling all boaters a must see dream home on the BAY, complete with new luxurious custom gunite heated salt water in-ground POOL, nestled on desirable Golf Course Drive in Brigantine! No expenses spared in this 5 bedroom 3.5 bathroom home that shows like new construction. Two Master Suites with one located on the first floor, perfect for guests and/or a large family. Gorgeous & contemporary interior with a neutral, soothing color palate that boasts so many fine details throughout. Entertain proudly in the spacious gourmet kitchen built for a chef complete with Monogram oven, Viking range , Bosch appliances and large center island with counter seating. Living room is open and spacious with a cozy fireplace and surround sound. Unwind out back on the expansive deck/patio which overlooks the pool and the AMAZING Bay Sunsets & views! The backyard is it's own paradise oasis . Newer Awning covered decks & ceiling fans make it a pleasure to relax there in the warmer months, enjoy the pool with soothing waterfalls , not to mention your very own DOCK & BOATLIFT that holds up to 16,000 lbs ! The breathtaking bay and sunset views can be seen from numerous rooms from within the home as well. So much to love in this bayfront home! CAFRA approved for an additional boat lift. Property located in the X-Zone , flood insurance not required per FEMA for this high and dry location. Gabion retaining wall life span up to 100yrs. House Generator , enclosed outdoor shower, under deck storage, and two car garage. Call to schedule your private tour today !

**PROPERTY DETAILS**

|                       |                      |               |                      |
|-----------------------|----------------------|---------------|----------------------|
| Exterior              | OutsideFeatures      | ParkingGarage | OtherRooms           |
| Vinyl                 | Curbs                | Two Car       | Den/TV Room          |
|                       | Deck                 |               | Dining Area          |
|                       | Fenced Yard          |               | Eat In Kitchen       |
|                       | Outside Shower       |               | Great Room           |
|                       | Pool-In Ground       |               | Laundry/Utility Room |
|                       |                      |               | Pantry               |
|                       |                      |               | Storage Attic        |
| InteriorFeatures      | Basement             | Heating       | Cooling              |
| Carbon                | Monoxide Crawl Space | Gas-Natural   | Ceiling Fan(s)       |
| Detector              |                      | Multi-Zoned   | Central              |
| Cathedral Ceiling     |                      |               | Multi-Zoned          |
| Kitchen Center Island |                      |               |                      |
| Security System       |                      |               |                      |
| Smoke/Fire Alarm      |                      |               |                      |
| Storage               |                      |               |                      |

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Walk In Closet  
Whirlpool

Water  
Public

Sewer  
Public Sewer



Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [jmk@bergerrealty.com](mailto:jmk@bergerrealty.com)

