

# Berger Realty

Since 1928



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

info@bergerrealty.com



444 Shore Dr  
Brigantine, NJ 08203

Asking \$749,900.00



## COMMENTS

Rare waterfront opportunity – pet-friendly, income-producing condo with deep water boat slip and no rental restrictions. Move in just in time for summer and immerse yourself in the ultimate boating lifestyle with this first-floor waterfront condo. Featuring a highly desirable deep-water boat slip, perfect for a 30-foot boat with room to expand, this property is a boater's dream. Situated in a protected bay, it offers stunning sunset views from the living room and refreshing bay breezes to enjoy while grilling or relaxing outdoors. This updated two-bedroom condo has been freshly renovated with new flooring and paint, creating a modern and move-in-ready space. The home includes spacious bedrooms, in-unit laundry, and a cozy fireplace to enhance those breezy summer evenings. Conveniently located just minutes from beautiful beaches, dining, shopping, and local attractions, it combines coastal charm with accessibility. With no rental restrictions, low condo fees, and maintenance-free living, this property is an excellent income-producing investment. Whether you're seeking a full-time residence, a weekend retreat, or a rental opportunity, this turnkey waterfront gem offers it all. Don't miss your chance to secure this slice of coastal paradise and start enjoying the boating and pet-friendly lifestyle today.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Wood Shingle	None	Eat In Kitchen	Fireplace(s)
		Primary BR on 1st floor	Kitchen Center Island
			Pets Allowed
			Wall to Wall Carpet



Ask for Brent Kolmer  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bak@bergerrealty.com

Cooling  
Central  
Gas

HotWater  
Gas

Water

