

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**4500 Brigantine Ave  
Brigantine, NJ 08203**

**Asking \$799,900.00**



## COMMENTS

**OCEAN VIEWS! ATLANTIC CITY SKYLINE VIEWS!** This exceptional 3-bedroom, 2-bath end unit features breathtaking ocean vistas and a view of the Atlantic City skyline. Recently painted and staged. The Brigantine Beach Club offers a wealth of amenities, including two pools (one heated for adults), parking facilities, an elevator, and a serene location perfect for relaxation. The unit is fully furnished and ready for immediate occupancy, complete with new windows and sliding glass doors. A new roof was installed in 2023. Its prime location on the island provides extraordinary panoramic views, setting it apart from typical three-bedroom units. Building 1 is situated closer to the beach than Building 2, ensuring unobstructed views of Atlantic City and the shoreline. Every room showcases magnificent views! Parking is conveniently available at the end of the building, with secure access to the unit, along with six designated handicapped spots at the front. Brigantine Island is vibrant with activities, including fishing, guarded swimming beaches, youth swim lessons, and beach patrol competitions. Enjoy the surf, kayaking, kite-flying, ample parking with restroom facilities, diverse dining options, and annual events. This is a rare chance to acquire a distinctive piece of island paradise and realize your dream! As the adage suggests, "begin with the end in mind"; this location is safeguarded by bayberries, protecting your condo from environmental hazards and flooding, as it is the highest point on the island. If you desire views and more views, this property, priced under a million, is unparalleled. Even many homes valued at \$2 to \$3 million cannot provide such vistas on the island. Do not hesitate; seize this opportunity in Brigantine. The special assessment is \$499.37 monthly.

## PROPERTY DETAILS

Other Rooms: J.K. Hepler, Jr.  
Dining Area: Berger Realty Inc.  
Eat In Kitchen: 3160 Asbury Avenue Ocean City  
Primary Bath on 1st floor: Call: 609-399-0076  
Elevator: Master Bath  
Pets Allowed: Call to Wall Carpet  
Hot Water: Water  
Electric: Public Water

Heating  
Electric

