

# Berger Realty

Since 1920



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  
Dining Area  
Eat In Kitchen  
Primary BDR on 1st floor  
Call to Mary Kuchka  
Berger Realty Inc.  
3160 Asbury Avenue Ocean City  
Call: 609-399-0076  
Email to: mk@bergerrealty.com  
Hot Water  
Electric  
Interior Features  
Elevator  
Master Bath  
Pets Allowed  
Call to Wall Carpet  
Water  
Public Water  
Heating  
Electric

