

# Berger Realty

Since 1928



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**316 Gull  
Brigantine, NJ 08203**

**Asking \$510,000.00**



## COMMENTS

Motivated seller, bring an offer! This King's Cove 2 bed/2.5 bath townhome is located in the desirable South End community near the Cove Beach. This two story spacious Town Home features an open floor plan with the living room, dining room, and kitchen on the first level with a half bath and laundry. 2nd floor features 2 bedrooms each with a full bath. This home also features two decks, one on the first level with a storage closet and one on the second level. Close to shopping, restaurants, the community center/rec center courts, and close to the popular 4x4 drive-on beaches and inlets. Newer tankless water heater and HVAC. Low HOA fee paid once a year which includes sprinklers, mulching, lawn cutting, fertilizing, and trimming of shrubs. Pet friendly.

## PROPERTY DETAILS

|                          |                    |                   |                      |
|--------------------------|--------------------|-------------------|----------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage     | OtherRooms           |
| Stucco                   | Curbs              | None              | Dining Room          |
|                          |                    |                   | Laundry/Utility Room |
|                          |                    |                   | Storage Attic        |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded      | Basement             |
| Carbon Monoxide Detector | Dishwasher         | Blinds            | Crawl Space          |
|                          | Disposal           |                   |                      |
|                          | Dryer              |                   |                      |
|                          | Gas Stove          |                   |                      |
|                          | Microwave          |                   |                      |
|                          | Refrigerator       |                   |                      |
|                          | Washer             |                   |                      |
| Heating                  | Cooling            | HotWater          |                      |
| Forced Air               | Central            | Tankless-electric |                      |
| Gas-Natural              |                    |                   |                      |
| Sewer                    |                    |                   |                      |
| Public Sewer             |                    |                   |                      |

