

# Berger Realty

Since 1928



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74 Delmar  
Brigantine, NJ 08203

Asking \$465,000.00



## COMMENTS

Welcome to 74 Delmar Drive – a spacious and inviting home perfectly situated in Brigantine's fabulous south-end, just seconds from "The Cove" and the 4x4 beach access. Summer fun truly awaits you in this well-maintained and versatile two-story home, offering the perfect mix of comfort, function, and location. Step inside to discover 1,655 square feet of flexible living space, featuring a generous living room/family room combo—you decide how to make it your own! The layout includes a dedicated dining room, a bright eat-in kitchen, and three bedrooms, two full baths, and one half bath, making it ideal for families or entertaining guests. The interior also features newer carpet and is cooled by central A/C and ceiling fans, with forced air heating powered by natural gas for year-round comfort. Out back, you'll love the adorable fenced-in yard with storage shed, offering a safe and private space for kids or pets to play. Enjoy outdoor dining and gatherings on the newer deck, perfect for soaking in those Brigantine summer evenings. Additional perks include 2 driveway spots, public water and sewer, and no HOA or co-op fees thanks to fee simple ownership. Located within minutes the excitement of Atlantic City yet within the quaintness of Brigantine, this home is not just move-in ready—it's ready to become your beachside haven. Whether you're seeking a full-time residence, seasonal getaway, or investment property, 74 Delmar Dr is a rare opportunity in one of Brigantine's most desirable neighborhoods.

## PROPERTY DETAILS

|                                                                                                      |                                                           |                         |                                                                                       |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| Exterior<br>Stucco                                                                                   | OutsideFeatures<br>Deck<br>Sidewalks                      | ParkingGarage<br>None   | OtherRooms<br>Dining Area                                                             |
| AppliancesIncluded<br>Disposal<br>Dryer<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains<br>Partially Furnished | Basement<br>Crawl Space |  |
| Cooling<br>Ceiling Fan(s)<br>Central                                                                 | HotWater<br>Electric                                      | Water<br>Public         |                                                                                       |