



**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 | Outside Features | Parking/Garage | Other Rooms |
|----------|------------------|----------------|-------------|
| Deck     | None             |                | Dining Area |

Also Included: Blinds, Curtains, Paint, etc.



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|                |           |        |              |
|----------------|-----------|--------|--------------|
| Cooling        | Hot Water | Water  | Sewer        |
| Ceiling Fan(s) | Electric  | Public | Public Sewer |
| Central        |           |        |              |