

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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502 Caverly Dr  
Brigantine, NJ 08203

Asking \$1,100,000.00



## COMMENTS

This property is an over-sized lot, 217' x 100' irr. and can be subdivided into two buildable lots. On one lot sits a traditional brick 4 bedroom, 2 bath home and tennis courts on the other lot. This home has been owned by the same family since it was built. This property can be advantageous for buyers seeking extra space or considering expansion. The lot size has a lot of potential for development and has the square footage for subdivision upon planning board approval. The current house sits on one lot and the tennis courts on the other. The home is conveniently located across from the golf course while being just minutes away from the beach, restaurants, farmer's market, Brigantine golf links and more. For this price, there are many possibilities! You can occupy the home and add-on and put in an in-ground pool, or you can utilize the house and sell the lot upon planning board approval, or sell both and build new construction. Subdivision layout available upon request. Call us today for more information!

## PROPERTY DETAILS

|                   |                                                                  |                       |                                                      |
|-------------------|------------------------------------------------------------------|-----------------------|------------------------------------------------------|
| Exterior<br>Brick | Outside Features<br>Curbs<br>Patio<br>Porch<br>Shed<br>Sidewalks | ParkingGarage<br>None | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room |
|-------------------|------------------------------------------------------------------|-----------------------|------------------------------------------------------|



Central

Also Included  
Ask for Alexandra Cava  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: aaa@bergerrealty.com

HotWater  
Electric

Basement  
Crawl Space

Water  
Public

Heating  
Forced Air  
Gas-Natural



Public Sewer