

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



502 Caverly  
Brigantine, NJ 08203

Asking \$1,100,000.00



## COMMENTS

Here is your opportunity to purchase this property which is an over-sized lot, 217' x 100' irr. and can be subdivided into two buildable lots upon planning board approval. On one lot sits a traditional brick 4 bedroom, 2 bath home and tennis courts on the other lot. 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. Build your dream house on this over-sized lot. 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. See separate sale in MLS for house only, MLS#601385. Call us today for more information!

## PROPERTY DETAILS

Exterior Brick	OutsideFeatures Curbs Patio Porch Shed Sidewalks	ParkingGarage None	OtherRooms Eat In Kitchen Laundry/Utility Room
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Also listed by Marianne Johnson  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: maj@bergerrealty.com

Heating  
Forced Air



Ceiling Fan(s)  
Central

HotWater  
Electric

Water  
Public

Sewer  
Public Sewer