



203 Lincoln  
Brigantine, NJ 08203

Asking \$889,900.00



#### COMMENTS

Beautifully Updated 4-Bedroom Home in Desirable Brigantine, NJ Enjoy picturesque views of the golf course from this charming two-story home situated directly across from the 10th fairway. This spacious property sits on an 80' x 100' lot and features a stunning 20' x 40' in-ground pool with a newer liner, complemented by an outdoor bar, gazebo, and a private shower — all enclosed within a gated fence for added privacy and relaxation. Built to meet the latest flood standards, this home benefits from a very low annual flood insurance premium of just \$675. The main living level showcases a modern kitchen equipped with black stainless steel appliances, granite countertops, and tiled flooring. Adjacent to the kitchen is a generous family room with a fireplace and sliding glass doors that open to the pool area, perfect for indoor-outdoor living. The first floor also offers a formal living room with fireplace, a dining room(currently used as an exercise room), mudroom, powder room, laundry, and a welcoming foyer. All mounted TV's are also included in the sale. Upstairs, the master suite boasts a newly updated bath with a walk-in shower featuring glass doors and tiled floors. Three additional bedrooms and a newly renovated full bath complete the second level. Additional highlights include a newer roof, siding, gutters, heating and AC systems, hot water heater, all-new smart ceiling fans with lights in almost every room, new tilt windows, doors, and locks, an attached garage, and a large walkable under-house storage area. Experience the best of Brigantine's coastal lifestyle with beautiful beaches, fishing, swimming, and great local favorites such as Andre's Restaurant, Lascala's Beach House, Aversa's Italian Bakery, and Ernest & Son Butcher/Deli. Enjoy easy access to the boating ramp to the Bay for kayaking and boating, as well as the unique 4x4 Cove Beach. This updated home perfectly blends comfort, style, and location for your ideal beach community living.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Fenced Yard	Attached Garage	Dining Room
	Patio	Auto Door Opener	Eat In Kitchen
	Pool-In Ground	One Car	Laundry/Utility Room
			Recreation/Family
InteriorFeatures	AppliancesIncluded	Basement	Heating
Storage	Dishwasher	Outside Entrance	Gas-Natural
Walk In Closet	Dryer	Partial	
	Gas Stove	Unfinished	
	Microwave		
	Refrigerator		

# Berger Realty

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