

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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222 39th St So  
Brigantine, NJ 08203

Asking \$439,900.00



## COMMENTS

Price Adjustment-Your own piece of heaven at the Shore- This 2 unit building feels like your own single-Private 2 car driveway parking. NO monthly HOA fees!! You can close quickly and enjoy the summer-call me!! Large updated Eat-in-Kitchen -2 spacious bedrooms (one with sliders to your OVERSIZED private deck)- the bath is updated! Full-sized stack W/D- This unit is absolutely adorable- You have your own private 2nd floor deck for sunning and relaxing with views of the beach walk-on!!! Only 1 1/2 BLOCKS to Brigantine's south end Beaches! NEW windows 2022-NEW Roof 2022- NEW HWH-NEW INTERIORS-Crawl Space High & Dry! HVAC systems under warranty thru 2025, NEW separate Electric Meter, Freshly Painted-Add your touches and make this your summer get-a-way! Short walk to the highly sought after South End Volley Ball & Kite Beach! Park the car and walk or bike to Everything- Ice Cream-Eateries-Deli-Shops-Stores-Mini Golf- Tennis & Pickleball Courts- Dog Park. Settle quick and enjoy the summer. Great neighbors! Shared annual insurances with your neighbor on the 1st floor. All the perks of a single family!!! Ready to take a look? Easy to show-

## PROPERTY DETAILS

|          |               |             |                |
|----------|---------------|-------------|----------------|
| Exterior | ParkingGarage | Heating     | Cooling        |
| Vinyl    | None          | Forced Air  | Ceiling Fan(s) |
|          |               | Gas-Natural | Central        |

Water



Sewer  
Public Sewer

Ask for Monica Raab

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