

# Berger Realty

Since 1920



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

info@bergerrealty.com



**3400 Brigantine**  
**Brigantine, NJ 08203**

**Asking \$459,900.00**



## COMMENTS

Beach Block Condo in Brigantine! Don't wait on this one! Here's a chance to get a beautifully remodeled 2 bedroom condo in the Lighthouse District of Brigantine. Situated on the beach block of 34th street's accessible beach, this cozy condo will make a perfect vacation home and can also be a revenue producing rental that can pay for itself. Beautifully remodeled with modern fixtures and appliances. The brand new mini-split air conditioning system will provide comfort year round. Call your favorite agent and book your private showing today! This is unit 2 of 5 units being offered. As this is a newly established condo unit, taxes have not been determined and HOA fee is estimated. There will be a \$1,000 capital contribution for the HOA. HOA fee covers sewer, water, flood and Hazzard insurance on the structure along with common area maintenance.

## PROPERTY DETAILS

|   |                                      |   |                                  |
|---|--------------------------------------|---|----------------------------------|
| Exterior<br>Brick<br>Vinyl                        | ParkingGarage<br>None                | OtherRooms<br>Den/TV Room<br>Eat In Kitchen | InteriorFeatures<br>Pets Allowed |
| Heating<br>Baseboard<br>Forced Air<br>Multi-Zoned | Cooling<br>Multi-Zoned<br>Wall Units | HotWater<br>Electric                        | Water<br>Public Water            |



Ask for Rodman Pierce  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: rpp@bergerrealty.com

