

# Berger Realty

Since 1928



Berger Realty, Inc  
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**3400 Brigantine**  
**Brigantine, NJ 08203**

**Asking \$449,900.00**



## 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. Outdoor storage unit available. Call your favorite agent and book your private showing today! This is unit 4 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    | ParkingGarage | OtherRooms     | InteriorFeatures |
| Brick       | None          | Den/TV Room    | Pets Allowed     |
| Vinyl       |               | Eat In Kitchen |                  |
| Heating     | Cooling       | HotWater       | Water            |
| Baseboard   | Multi-Zoned   | Electric       | Public Water     |
| Forced Air  | Wall Units    |                |                  |
| Multi-Zoned |               |                |                  |



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