

# Berger Realty

Since 1928



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

info@bergerrealty.com



136 11th St S  
Brigantine, NJ 08203

Asking \$849,000.00



## COMMENTS

Located in Brigantine's highly desirable Zone A, this charming 2-bedroom, 1-bath home offers comfortable shore living with practical upgrades and room to grow. The home sits on recently elevated, overbuilt foundation, above a heated bonus area with endless possibilities. The property also includes a large garage, a spacious driveway for multiple vehicles, and plenty of storage throughout—perfect for year-round living or your shore getaway. Additional highlights include a top-of-the-line Navien tankless hot water heater that also doubles as a boiler system (combi-boiler) and beautiful plantation shutters that add both function and style. Enjoy close proximity to the beach, bay, yacht club, and Brigantine's vibrant dining scene. Whether you're looking for a cozy shore retreat, an investment opportunity, or a space to personalize and expand, this property delivers on all fronts. Seize the opportunity to own in one of Brigantine's most sought-after areas—your shore lifestyle starts here!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Porch	ParkingGarage See Remarks	OtherRooms Laundry/Utility Room
-------------------	----------------------------------	------------------------------	------------------------------------

InteriorFeatures Security System Smoke/Fire Alarm	AppliancesIncluded Burglar Alarm Dryer Gas Stove Microwave Refrigerator Washer	AlsoIncluded See Remarks	Heating Baseboard
---	--	-----------------------------	----------------------



Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email: lam@bergerrealty.com

