



**222 40th Street South  
Brigantine, NJ 08203**

**Asking \$680,000.00**



#### COMMENTS

The perfect beach bungalow to make your own. This charming Brigantine beach retreat is walking distance to the ocean, shopping, and plenty of recreation. Unwind on the relaxing front porch and enjoy the Island breeze. Property has maintenance free siding, vinyl front and rear decks, vinyl railings, smart vents, newer windows/roof, air-conditioning condenser, and a well-kept yard with sprinklers. Interior has tile, hard-woods, and vinyl flooring. Hot water baseboard heat, granite kitchen counters, and much more. This home offers the ideal blend of location, convenience, and coastal living. Interior pictures coming soon.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	None	Den/TV Room
	Deck		Dining Room
	Fenced Yard		Laundry/Utility Room
	Outside Shower		Recreation/Family
	Patio		
	Porch		
	Shed		
	Sidewalks		
	Sprinkler System		
	Enclosed	Outside	
	Shower		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher	Blinds	Crawl Space
Detector	Disposal		
Smoke/Fire Alarm	Dryer		
	Gas Stove		
	Refrigerator		
	Washer		
Heating	Cooling	HotWater	Water
Baseboard	Ceiling Fan(s)	Gas	Public
Forced Air	Central		
Gas-Natural	Gas		
Hot Water			

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Sewer  
Public Sewer



Ask for Ken Sedberry  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [kas@bergerrealty.com](mailto:kas@bergerrealty.com)

