



**1200 Beach**  
**Brigantine, NJ 08203**

**Asking \$1,220,000.00**



**COMMENTS**

Just Steps from the Shore - Welcome to your perfect coastal retreat in beautiful Brigantine, NJ! Just six houses from the beach, this impeccably maintained 4-bedroom, 3-bathroom home offers the ultimate in seaside living, combining elegance, comfort, and convenience in every detail. Step into a spacious tiled foyer that sets the tone for the thoughtfully designed interior. Upstairs, hardwood flooring flows into a newly tiled living area, while premium laminate throughout the rest of the home provides a durable yet stylish finish. The chef-inspired kitchen is a standout, featuring custom cabinetry, granite countertops, stainless steel appliances, a pot filler above the stove, instant hot water at the sink, and an oversized walk-in pantry offering exceptional storage. Sunlight floods the open-concept living space through large windows, creating a warm and airy atmosphere. A deck off the family room overlooks the bay—perfect for enjoying stunning evening skies and ocean breezes. This level also features two bedrooms and a full bath. One bedroom functions as a private in-law suite, complete with its own kitchenette, dishwasher, garbage disposal, washer, and dryer—ideal for guests, extended family, or multi-generational living. Upstairs, two generously sized bedrooms share a luxurious bathroom with a rain shower and jacuzzi tub. Step outside to a sprawling private deck with ocean views—a peaceful spot for your morning coffee or evening gatherings. Additional highlights include: Two oversized garages (over 1,000 sq ft total) for parking, storage, or a workshop Off-street parking for up to 5 vehicles Outdoor shower for easy post-beach clean-up Three-zone heating and cooling system for year-round comfort Tankless water heater for endless hot water on demand Whether you're seeking a full-time residence, a vacation escape, or a smart investment opportunity, this Brigantine beauty offers the perfect blend of luxury, location, and lifestyle. Don't miss your chance to own a piece of coastal paradise—just steps from the sand.

**PROPERTY DETAILS**

|                  |                    |               |                 |
|------------------|--------------------|---------------|-----------------|
| Exterior         | OutsideFeatures    | ParkingGarage | OtherRooms      |
| Concrete         | Deck               | Two Car       | Den/TV Room     |
| Vinyl            | Enclosed           | Outside       | Dining Area     |
|                  | Shower             |               | In-Law Quarters |
|                  | Outside Shower     |               | Pantry          |
|                  | Patio              |               | Storage Attic   |
|                  | Porch              |               |                 |
|                  | Sidewalks          |               |                 |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded  | Heating         |
| Storage          | Dishwasher         | Blinds        | Baseboard       |
|                  | Disposal           | Curtains      | Gas-Natural     |

# Berger Realty

• Since 1928 •



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

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Cooling  
Central  
Electric

Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [jmp@bergerrealty.com](mailto:jmp@bergerrealty.com)

