

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



169 40th  
Brigantine, NJ 08203

Asking \$465,000.00



## COMMENTS

Welcome to this beautifully reimagined 2-bedroom, 2-bathroom residence in the Bayberry complex—just minutes walk away from the beach. Thoughtfully redesigned with a perfect balance of coastal charm and modern refinement, this home showcases high-quality finishes and attention to detail rarely found in the area. Every element has been carefully curated to elevate both comfort and style, creating a serene beachside retreat that feels as functional as it is luxurious. Inside, smooth-finished walls in modern, neutral tones are complemented by custom trim and carefully chosen lighting throughout. Architectural lighting elements—ambient, accent, and task—create a warm and functional atmosphere, enhanced by dimmable ceiling fixtures and discreet slot illumination. The kitchen has been tailored for both everyday ease and occasional entertaining, featuring a professional-grade Samsung range and oven, a vented over range hood, a Drop-In Single Basin Sink with integrated accessories, and a reverse osmosis system for clean drinking water. Both bathrooms have been fully renovated with high-performance Schluter waterproofing, floor-to-ceiling tilework, and custom glass enclosures. Thoughtful design details, including built-in niches and high-quality fixtures, contribute to a clean, modern aesthetic. Luxury plank vinyl flooring runs throughout the space, installed over a leveled subfloor for a smooth and quiet feel underfoot. New energy-efficient windows and updated sliding doors bring in abundant natural light while supporting year-round comfort. The home also includes a private garage, adding storage and convenience, while the cohesive design ensures a sense of flow and balance from room to room. Offered at an excellent value for the quality, this home represents a



Ask for Dawn Warren

## PROPERTY DETAILS

Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call 609-399-0076  
Email to: dew@bergerrealty.com

Hot Water  
Gas

Water  
Public Water



Public Sewer