

# Berger Realty

Since 1928



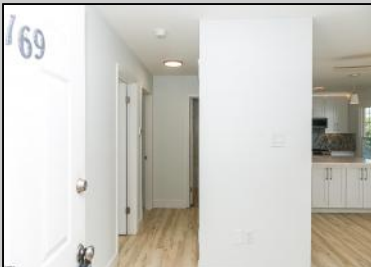
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



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169 40th  
Brigantine, NJ 08203

Asking \$428,500.00



## COMMENTS

Welcome to the most beautifully renovated unit at Bayberry — a coastal home rebuilt with precision, quality, and style. Every detail has been upgraded and professionally executed. The floors rest on a perfectly leveled base — 50 bags of self-leveling cement ensure a solid, quiet walk under premium beach-toned luxury vinyl plank that's durable and with carefully selected color to be easy to maintain. The open kitchen is designed for both function and beauty, featuring an island with cabinet storage on both sides, a double overhang quartzsize countertop, a premium, professional grade Samsung Chef induction range with flat-top griddle, and a fully vented exhaust hood that eliminates cooking odors. The state of art sink includes integrated accessories — a removable butcher block and colander — for everyday convenience. A reverse osmosis filtration system provides purified, electrolyte-enhanced drinking water free of dissolved salts, heavy metals such as lead and mercury, chemicals, bacteria, and viruses. Designer lighting is featured throughout — recessed ceiling lights, slot illumination, and under-cabinet lighting in both kitchen and bathrooms, creating layers of ambient and task lighting. Both bathrooms offer five-star quality finishes with \$500/sqft accent tile, double wall-hung vanities, and frameless glass enclosures. One includes a deep soaking tub ideal for families and pets, while the other features a walk-in shower with a handcrafted bench. Each bathroom is fully waterproofed using the Schluter system for long-term durability and peace of mind. All windows and sliding doors are brand new. Central air integrates with modern low-profile vents that complete the sleek, cohesive design. The electrical system has been fully replaced, with GFCI outlets and outlets throughout. Additional features include a private garage, and storage room for beach gear. The property is being sold a one-year warranty on work. This is a true turnkey home offering premium craftsmanship and additional value. Renovating an original unit to this standard would exceed any price. It's already done.



Ask for Kevin Easkowski

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Attached Garage  
One Car

Den/TV Room  
Dining Area  
Eat In Kitchen  
Laundry/Utility Room



Cooling  
Central

HotWater  
Gas

Water  
Public Water

Sewer  
Public Sewer