



169 40th
Brigantine, NJ 08203

Asking \$465,000.00



COMMENTS

Welcome to your turnkey coastal retreat at Bayberry. This beautifully reimagined 2-bedroom, 2-bathroom residence is just minutes from the beach and stands apart as the only unit on the market offering this level of craftsmanship, finish, and peace of mind. Every detail has been thoughtfully redesigned, striking the perfect balance between coastal charm and modern refinement. Smooth-finished walls in timeless, neutral tones pair with custom trim and designer lighting throughout—including slot outlining, ambient, task, and accent illumination. Built-in lighting niches, under-cabinet lighting in the kitchen and baths, and discreet night-light emergency switches ensure both luxury and flawless functionality—even in the dark. The chef's kitchen was built for everyday ease and entertaining, featuring a professional-grade Samsung oven and range with convection cooking and a flat-top griddle, a full vented exhaust hood, a Drop-In Single Basin sink with integrated accessories (butcher block and colander tray), and a reverse osmosis system for clean drinking water. Both bathrooms were designed with versatility and comfort in mind. One features a full soaking tub—ideal for families and relaxation—while the other offers a walk-in shower with an integrated bench that provides comfort and ease of use for all ages. Each bathroom includes high-performance Schluter waterproofing, floor-to-ceiling tile, custom glass enclosures, and built-in niches that merge sleek design with practical convenience. Throughout the home, luxury plank vinyl flooring rests on a leveled subfloor for a smooth, quiet feel underfoot. New energy-efficient windows and updated sliding doors flood the home with natural light while ensuring year-round comfort. All major systems—plumbing, electrical, windows, and sliders—are brand-new, giving you decades of worry-free enjoyment. Additional highlights include: A private garage for storage and convenience. Cohesive design with flow and balance throughout. A one-year warranty covering all renovations for complete buyer confidence. This home represents exceptional value: comparable units in Bayberry would cost significantly more once renovated to this standard. Here, the work has already been done—professionally, thoughtfully, and backed by warranty. Truly one of a kind, this home is ready to enjoy from day one—offering the rare chance to own a luxurious, worry-free beachside property at an excellent value.

PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	Heating
Vinyl	Attached Garage	Den/TV Room	Forced Air
	One Car	Dining Area	Gas-Natural
		Eat In Kitchen	Hot Water
		Laundry/Utility Room	Multi-Zoned
Cooling	HotWater	Water	Sewer

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Central

Gas

Public Water

Public Sewer



Ask for Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

