

Berger Realty

Since 1928



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



87 Lagoon Blvd
Brigantine, NJ 08203

Asking \$2,300,000.00



COMMENTS

Welcome to 87 Lagoon Boulevard, a spacious coastal waterfront oasis! With 5 bedrooms, 2.5 bathrooms, over 3,466 square feet of living space, a 2-car garage, a custom floating dock system having 4 boat slips (with access to the Inlet & Ocean in 10 minutes!), this exceptional location is the ultimate vacation getaway! As you step through to the grand foyer, your eyes are drawn through the large sliding glass doors to the stunning water views and your custom private 4-slip floating dock — two slips boasting 15' widths, and two slips offering a 10' beam, an additional jet-dock floating slip for kayaks, jet skis, and other water activities - perfect for all your watersports, fishing excursions, or simply relaxing bayside. The main level features a versatile office/den, powder room, and kitchen with a wine fridge. The dining room with sliding glass doors that open to an elevated deck, create a seamless indoor-outdoor living space. A spacious great room with a gas fireplace and water views makes entertaining or relaxing by the bay effortless. Upstairs, you'll find five spacious bedrooms and two full bathrooms, including a primary suite with a bathroom featuring cathedral ceilings, a separate shower room, and a Kohler Jacuzzi Super Tub. Soak in the miles of serene views on your private 15-foot balcony. Four additional spacious bedrooms with large closets, a second full large bathroom and a convenient laundry room complete this level. The third floor offers a large bonus area with endless possibilities — perfect for additional bedrooms, bathrooms, a playroom, office, or media space. Enjoy thoughtful upgrades including an insulated two-car attached garage with generous storage space, a paver driveway, a 75-gallon hot water heater, a large private outdoor shower, an in-ground sprinkler and is built to last with a roof structure rated for 130 mph winds, as well as hurricane-rated bracing per ASTM E330 and impact-resistant windows.

Call for Margarita Kubanets
Berger Realty Inc.
3160 Asbury Avenue Ocean City
Call: 609-399-0076

Email: mak@bergerrealty.com
Basement: Full
Gas-Natural
Hot Water

