

# Berger Realty

Since 1928



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

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



1700 Ocean Ave  
Brigantine, NJ 08203

Asking \$3,900,000.00



#### COMMENTS

A-Zone Beach-block New Construction! A rare find, here is your opportunity to be beach-block in the most desirable neighborhood of Brigantine on an oversized corner site with panoramic ocean and beach views. 4,300 square foot, three-story home with 6 bedrooms, 5 and one half bathrooms will feature open plan living on third floor. Multiple decks with ocean views, vaulted ceilings and a two-story open foyer showcases the thoughtful architecture design. Home to-be-built with work starting Fall 2025 for Summer 2026 delivery. Top of market fixtures and finishings by AlisonPaul Builders. Room for optional pool area. Contact listing agent for further details and specs.

#### PROPERTY DETAILS

|                                        |                       |                         |                                      |
|----------------------------------------|-----------------------|-------------------------|--------------------------------------|
| Exterior<br>Concrete<br>Stone<br>Vinyl | ParkingGarage<br>None | Basement<br>Crawl Space | Heating<br>Forced Air<br>Gas-Natural |
| Cooling<br>Central                     | HotWater<br>Gas       | Water<br>Public         | Sewer<br>Public Sewer                |



Ask for Christopher Malinowski  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [cma@bergerrealty.com](mailto:cma@bergerrealty.com)

