



312 31st  
Brigantine, NJ 08203

Asking \$2,100,000.00



#### COMMENTS

Newer Construction in A-Zone, 300 Block – Prime Location! Just a short walk to the beach, restaurants, shopping, and Atlantic City, this beautifully designed home offers the perfect blend of style, comfort, and convenience. Featuring numerous upgrades throughout, it boasts a stunning custom kitchen and luxurious bathrooms, along with thoughtfully designed indoor and outdoor living spaces. Enjoy a spacious back patio with an outdoor TV, two generous front decks, and a cozy fireplace in the great room. Additional highlights include a whole-house generator for peace of mind, a large detached garage, and a custom enclosed outdoor shower. This true turn-key property is easy to show and priced to sell, don't miss the opportunity to bring your buyers to this exceptional home!

#### PROPERTY DETAILS

|                       |                       |                  |                      |
|-----------------------|-----------------------|------------------|----------------------|
| Exterior              | OutsideFeatures       | ParkingGarage    | OtherRooms           |
| Vinyl                 | Curbs                 | One and Half Car | Den/TV Room          |
|                       | Deck                  | Detached Garage  | Dining Area          |
|                       | Fenced Yard           | Auto Door Opener | Eat In Kitchen       |
|                       | Outside Shower        |                  | Great Room           |
|                       | Patio                 |                  | Laundry/Utility Room |
|                       | Porch                 |                  | Pantry               |
|                       | Sidewalks             |                  | Storage Attic        |
|                       | Sprinkler System      |                  |                      |
|                       | Enclosed      Outside |                  |                      |
|                       | Shower                |                  |                      |
| InteriorFeatures      | AppliancesIncluded    | AlsoIncluded     | Basement             |
| Bar                   | Disposal              | Blinds           | Crawl Space          |
| Cathedral Ceiling     | Dishwasher            | Curtains         |                      |
| Carbon      Monoxide  | Dryer                 |                  |                      |
| Detector              | Gas Stove             |                  |                      |
| Kitchen Center Island | Microwave             |                  |                      |
| Storage               | Refrigerator          |                  |                      |
| Walk In Closet        | Washer                |                  |                      |
| Heating               | Cooling               | HotWater         | Water                |
| Forced Air            | Ceiling Fan(s)        | Gas              | Public               |
| Gas-Natural           | Central               |                  |                      |
| Multi-Zoned           | Multi-Zoned           |                  |                      |

# Berger Realty

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Sewer  
Public Sewer



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