



## 713 Brigantine Brigantine, NJ 08203

Asking \$1,725,000.00



### COMMENTS

Exquisite Coastal Living at Its Finest ! 713 W Brigantine Ave Experience the pinnacle of luxurious coastal living combined with an exceptional investment opportunity at 713 W Brigantine Ave. This stunning 5-bedroom, 5-full bathroom residence, completely rebuilt from the studs in 2020, offers unparalleled modern amenities and an unbeatable location just 200 steps from the pristine 8th Street South Beach. Step inside to discover a meticulously crafted interior boasting brand new flooring, new sliding doors, and a seamless flow throughout. The gourmet kitchen features new, top-of-the-line appliances, perfect for culinary enthusiasts. Entertain with ease in the dedicated wet bar area, or take the party outdoors to one of several incredible spaces. Enjoy breathtaking ocean views from the spacious second-floor deck, or ascend to the rooftop deck for panoramic vistas of the island. This smart home-capable residence is equipped with smart switches, a sophisticated alarm system, and a new HVAC system featuring ultraviolet bacteria removal for optimal air quality. A tankless water heater ensures endless hot water on demand. Outside, you'll find new fencing and new decks with durable fiberglass, all designed for low maintenance and lasting beauty. A large driveway provides ample parking for up to three vehicles. Adding to the allure is a newly detached garage, completely remodeled in 2024, offering a versatile living area, an additional bedroom, and a full bath – perfect for guests or extended family. Located in the vibrant center of town, this property is not just a dream home but also an outstanding short-term rental investment, promising significant returns. Enjoy being minutes from the excitement of the Atlantic City boardwalk and nightlife, and just a short drive down the Parkway to explore the charming towns of Cape May, Wildwood, and Ocean City. Don't miss your chance to own this turnkey coastal masterpiece!

### PROPERTY DETAILS

|                                                                                |                                                                                          |                                               |                                                                                                               |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                              | OutsideFeatures<br>Deck<br>Fenced Yard<br>Porch<br>Shed<br>Sidewalks<br>Sprinkler System | ParkingGarage<br>Detached Garage              | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Primary BR on 1st floor |
| InteriorFeatures<br>Bar<br>Kitchen Center Island<br>Security System<br>Storage | AppliancesIncluded<br>Burglar Alarm<br>Disposal<br>Dishwasher<br>Dryer                   | AlsoIncluded<br>Blinds<br>Partially Furnished | Heating<br>Forced Air<br>Gas-Natural                                                                          |

# Berger Realty

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