

# Berger Realty

Since 1928



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



314 41st st.  
Brigantine, NJ 08203

Asking \$995,900.00



## COMMENTS

Location! Location! Location! This centrally located, beach block duplex with two - two bedroom units, both beautifully remodeled to perfection. Finished with a coastal, contemporary vibe. The First floor unit offers a fabulous new kitchen, featuring all new stainless appliances, custom center island, modern cabinetry, granite counter tops, new lighting and beautiful tile backsplash. Engineered vinyl flooring, making it maintenance free and sand friendly. New Washer and Dryer. All new electric baseboard heating. Newly renovated bath and powder room with tile enclosure. Next step outside to enjoy the great outdoor living space as well, with both a large front and back private deck for entertaining or just lounging in the sun. The Top Unit has the same contemporary bright and airy vibe as the first floor, this top floor unit offers a great room with an open floorplan that allows the living room to flow seamlessly into the kitchen. The kitchen is newly renovated with contemporary custom finishes and amenities, granite countertops, modern lighting, which also includes a stainless appliance package. The flooring, heat, window treatments, washer and dryer are new. There is also a large private rear deck dedicated to this unit. The exterior boasts new vinyl siding. The common areas include shared off street parking in the rear, an outdoor enclosed shower and a shed. Walkable to one of the most generous beaches in Brigantine. A shore stroll to the tennis courts, pickle ball courts, mini golf, bocce ball courts, skate park and community center. Close to restaurants and ice cream parlors. Great Rental History. Enjoy the flexibility of multi-family living, rent on and use one, use both for extended family and friends or convert to condominiums. Endless possibilities, perfect location.



Ceiling Fan(s)  
Window Units

Ask for Michael Waischenberg  
Berger Realty Inc.  
1330 Bay Avenue Ocean City  
Call: 609-391-1330  
Email to: mow@bergerrealty.com

HotWater  
Electric

OtherRooms  
Breakfast Nook  
Eat in Kitchen  
Heat Room  
Kitchen  
Laundry/Utility Rm  
Living Room

Water  
Public

Heating

Baseboard

Sewer  
Public Sewer

