

# Berger Realty

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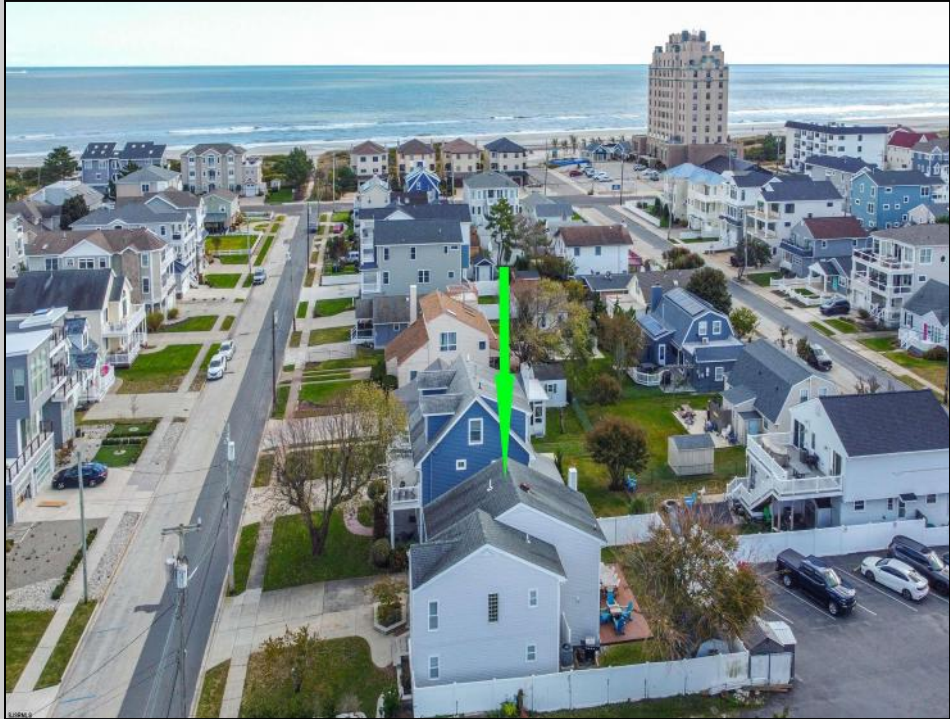
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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312 13th  
Brigantine, NJ 08203

Asking \$1,300,000.00



## COMMENTS

Offered for the first time, this Beach Block two-story beauty is situated in Brigantine Island's highly coveted center-of-town location. Steps away from top restaurants, shops, deli, stores and white sandy beaches, the first floor boasts an oversized 4th bedroom, a full bath and Open Living Concept and a spacious laundry/mud room with direct side yard access. Sliders right off the kitchen to a 20+ foot new Trek decking for entertaining is ideal for BBQs, family games and gatherings. The lot is oversized with irrigation and a shed for additional storage. Upstairs are three additional spacious bedrooms and two full baths. The Primary suite offers a walk-in closet, beautiful bath and double doors to your private oceanside deck-perfect for enjoying stunning views or relaxing with your morning beverage. Walk and bike to everything!! The beach walk-on path is steps away!! Perfect Price-Location & Condition-

## PROPERTY DETAILS

|          |                  |                |                         |
|----------|------------------|----------------|-------------------------|
| Exterior | Outside Features | Parking/Garage | Other Rooms             |
| Stone    | Curbs            | None           | Dining Area             |
| Vinyl    | Deck             |                | Dining Room             |
|          | Fenced Yard      |                | Eat In Kitchen          |
|          | Patio            |                | Laundry/Utility Room    |
|          | Porch            |                | Pantry                  |
|          | Shed             |                | Primary BR on 1st floor |
|          | Sidewalks        |                | Storage Attic           |
|          | Sprinkler System |                |                         |



Central

Ask for Laryn Crisci  
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Water  
Public

Sewer  
Public Sewer

Heating

