



102 28th ST S  
Brigantine, NJ 08203

Asking \$2,599,000.00



SJSRMLS

COMMENTS

NEWER CONSTRUCTION \True A Zone Location \ Short Walk to Beach. Open House Sat. 10/25 12 to 2 Exterior & Outdoor Living • Wrap-around porch on all 3 levels with steps leading to the pool. • In-ground pool with: ? LED lighting ? Heater & spa 3 waterfalls; one from the spa to the pool, two in the sheer descent ? 2 pumps for fast water flow ? Automatic in-ground water-level system ? Travertine decking & coping surrounding pool, sides, and rear of property • Outdoor kitchen with 48\ upgraded grill + refrigerator • 75\ outdoor TV with cover • Outdoor shower • Pavers for driveway + pathway to backyard gate • Upgraded fencing around property & setback fencing in front • 2\ white Himalayan stone landscaping around property • Automatic dusk-to-dawn lighting system with uplighting & perimeter lights • Heaters added to 2nd & 3rd floor outdoor sitting areas • Speakers installed at pool, 2nd floor, and 3rd floor outdoor areas • Louvered Azek trim around front deck, rear stairs, and cabinetry hiding pool equipment & AC units Interior Upgrades • 72\ linear fireplace in living room • Shiplap accents: stair landings, behind master bed, fireplaces (master & 3rd-floor living room) • Sonos surround sound system with 8 audio zones • Built-in iPads for security & sound control (master bedroom + 3rd floor) • 16-camera security system (12 exterior, 4 interior) with display TV in 3rd-floor office • Upgraded elevator with white cab & matte black hardware • Upgraded closet shelving in all closets • Carrera marble in master bath shower & floor • Entire home is Luxury vinyl (no carpet) Technology & Connectivity • WiFi access points on all 3 levels + outdoor • T6 cabling throughout the house • Sonos system with surround in living room & zones throughout • Security + surveillance integrated with in-wall controls Structural & Storage • Full concrete storage area underneath home for outdoor furniture & pool equipment • Hookup in place for Generac generator (dedicated outdoor space provided) Layout • 6 bedrooms • 1 sitting area on first floor • 4 bathrooms Open House SAT. 10/25 12 to 2

PROPERTY DETAILS

|                  |                        |               |                |
|------------------|------------------------|---------------|----------------|
| Exterior         | OutsideFeatures        | ParkingGarage | OtherRooms     |
| Vinyl            | Curbs                  | One Car       | Dining Room    |
|                  | Enclosed               | Outside       | Eat In Kitchen |
|                  | Shower                 |               | Great Room     |
|                  | Paved Road             |               | Pantry         |
|                  | Porch                  |               |                |
|                  | Sidewalks              |               |                |
|                  | Sprinkler System       |               |                |
| InteriorFeatures | AppliancesIncluded     | Heating       | Cooling        |
| Carbon           | Monoxide Burglar Alarm | Forced Air    | Central        |

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