



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. 11/2 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 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. 11 / 2 12 to 2

PROPERTY DETAILS

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

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Carbon Detector Elevator Kitchen Center Island Security System Walk In Closet	Monoxide Disposal Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	Gas-Natural Multi-Zoned	Electric Multi-Zoned
HotWater Gas Tankless-gas	Water Public	Sewer Public Sewer	



Ask for James P. Monroe
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: jmp@bergerrealty.com

