



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 • Whole house Generac generator • 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

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



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