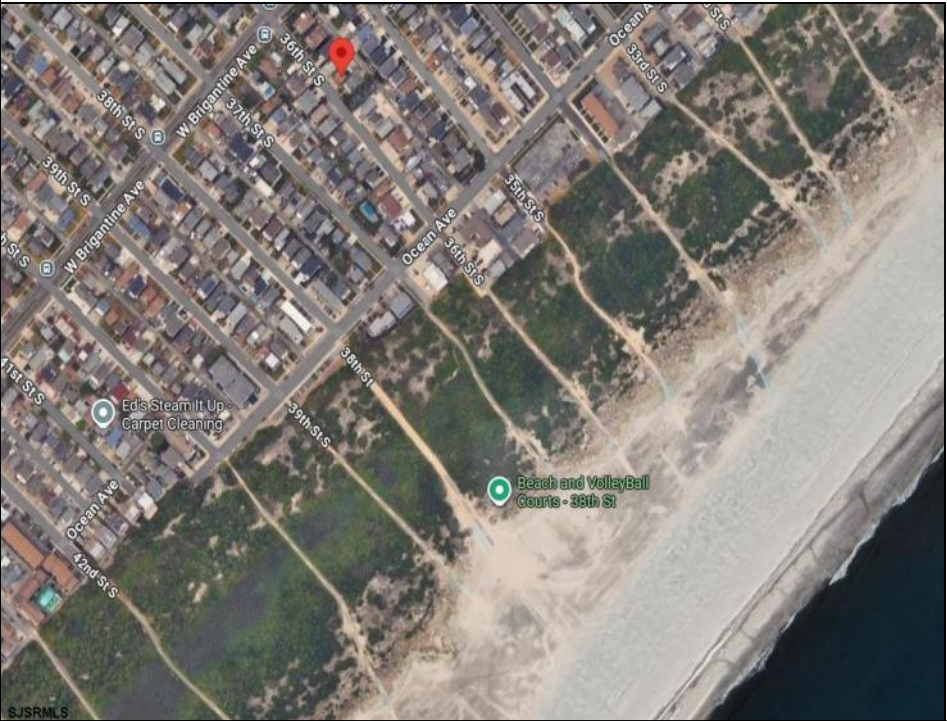
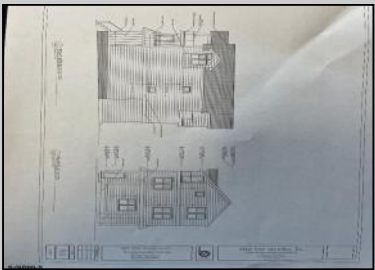
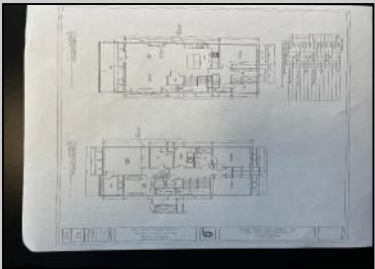
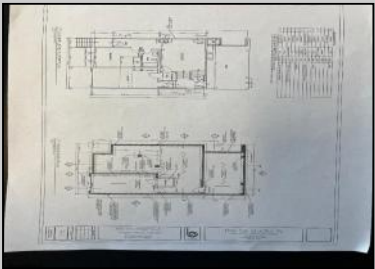


323 36th St
Brigantine, NJ 08203

Asking \$2,275,000.00



COMMENTS

NEW CONSTRUCTION - BEACH BLOCK ONE OF A KIND CUSTOM BUILT HOME, PLENTY OF ROOM FOR A POOL (SEE POOL LAYOUT IN PHOTOS, 5 BEDROOMS, 4 BATHS 3450 SQUARE FEET, FENCED IN REAR YARD WITH 320 SQUARE FOOT RAISED COVERED PATIO IN REAR YARD. KITCHEN INCLUDES CAFE' APPLIANCES, WITH 36 INCH GAS RANGE, LARGE CENTER ISLAND WITH QUARTZ COUNTER TOPS, TILE BACK SPLASH, UNDERCABINET LIGHTING, JUST OFF THE KITCHEN IS A BUTLER'S PANTRY WITH WINE COOLER AND SINK, LIVING ROOM WITH GAS FIREPLACE, LAUNDRY ROOM WITH SINK AND 2ND REFRIGERATOR, COMPLETE ALARM SYSTEM, WIRED FOR FUTURE AUTO SYSTEM AND WIFI, 2 1/2 ZONE GAS HEAT AND CENTRAL AIR, TANKLESS HOT WATER HEATER, 4 STOP ELEVATOR, MECHANICAL MEZZANINE. THREE BEDROOMS HAVE DIRECT ACCESS TO BATHROOMS, PRIMARY BEDROOM HAS FREE STANDING SOAKING TUB, FAMILY ROOM ON THE FIRST FLOOR WITH WET BAR. ANDERSON 400 WINDOWS WITH UPGRADED GLASS, COMPOSITE SIDING, TENTATIVE COMPLETION DATE OCTOBER OF 2026 INTERIOR PHOTOS COMING SOON, PLENTY OF TIME TO MOVE IN FOR THE SUMMER OF 2027.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
See Remarks	Curbs	One Car	Dining Room
	Deck	Attached Garage	Great Room
	Outside Shower	Auto Door Opener	Laundry/Utility Room
	Patio		Pantry
	Porch		Primary BR on 1st floor
	Sidewalks		
	Sprinkler System		
	Enclosed	Outside	
	Shower		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Disposal	Crawl Space	Forced Air
Cathedral Ceiling	Dishwasher	Slab	Gas-Natural
Carbon Monoxide Detector	Dryer		Multi-Zoned
Elevator	Gas Stove		
Kitchen Center Island	Microwave		
Storage	Refrigerator		
	Self Cleaning Oven		

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Smoke/Fire Alarm
Walk In Closet

Washer

Cooling
Central
Multi-Zoned

HotWater
Tankless-gas

Water
Public

Sewer
Public Sewer



Ask for George Cash
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: gbc@bergerrealty.com

