

# Berger Realty

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138 44th St S  
Brigantine, NJ 08203

Asking \$572,500.00



## COMMENTS

Prime Brigantine Beach Escape Welcome to a truly inviting coastal home located just one block from the beach entrance. This sought-after address is steps away from Brigantine's best attractions, including the Community Center and mini-golf. Enjoy year-round comfort with central air conditioning units installed just last year, and efficient heating from a gas, forced air system. The kitchen and laundry offer added value with a gas stove and dryer. Ownership is simple and affordable with no HOA or condo fees. Unwind on the sunny deck and patio areas, or enjoy quiet moments on the private upper balcony directly accessible from both cheerful bedrooms. The property includes a private, fenced backyard, complete with an updated outdoor shower and a handy storage shed for all beach gear. Dedicated two-car parking provides ultimate convenience. If you've been searching for a private, low-maintenance shore sanctuary in an unbeatable location, 138 44th Street Unit C is the one. Schedule your showing today!

## PROPERTY DETAILS

|                                      |                                      |                                                      |                                  |
|--------------------------------------|--------------------------------------|------------------------------------------------------|----------------------------------|
| Exterior<br>Aluminum                 | ParkingGarage<br>None                | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room | InteriorFeatures<br>Pets Allowed |
| Heating<br>Forced Air<br>Gas Natural | Cooling<br>Ceiling Fan(s)<br>Central | Water<br>Public Water                                | Sewer<br>Public Sewer            |



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