

# Berger Realty

Since 1928



Berger Realty, Inc.  
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3512 Bayshore Ave. B  
Brigantine, NJ 08203

Asking \$1,300,000.00



## COMMENTS

Where NEW meets the shore lifestyle you love... Welcome to 3512 Bayshore Ave! Beautifully positioned in a vibrant, walk-to-everything quiet beach town, this 3-bedroom, 2.5-bath, 2,000 sq ft new construction townhouse by Cusamano Builders combines thoughtful craftsmanship with easy coastal living. Designed with second-floor main living and a top-floor ensuite, the layout offers both comfort and privacy. The exterior features cedar-impression siding, standing-seam metal roof accents, Andersen 400 Series windows, Andersen A-Series sliders, and fiberglass decks with hose bibs for effortless outdoor enjoyment. Built to meet—and exceed—updated FEMA requirements, it delivers long-term peace of mind. Inside, enjoy a quality appliance package including washer and dryer, solid-surface quartz or granite counters, all-plywood cabinetry, and generous storage throughout. All just a short stroll to the beach, restaurants, the lighthouse, shops, and the energetic coastal setting buyers love. Buy NEW and Buy NOW to enjoy Summer 2026!

## PROPERTY DETAILS

|                                                                                     |                                                                                                                                                                                         |                                             |                                                                                          |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                   | OutsideFeatures<br>Deck<br>Outside Shower<br>Patio<br>Sidewalks<br>Sprinkler System                                                                                                     | ParkingGarage<br>Attached Garage<br>One Car | OtherRooms<br>Dining Area<br>Dining Room<br>Great Room<br>Laundry/Utility Room<br>Pantry |
|  | Ask for Evelyn "Erie" Schweibinz<br>Berger Realty Inc.<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email: <a href="mailto:ems@bergerrealty.com">ems@bergerrealty.com</a> |                                             |                                                                                          |
|                                                                                     |                                                                                                    |                                             |                                                                                          |
| Cooling<br>Ceiling Fan(s)<br>Gas<br>Multi-Zoned                                     | HotWater<br>Gas<br>Tankless-gas                                                                                                                                                         | Water<br>Public                             | Sewer<br>Public Sewer                                                                    |