



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



info@bergerrealty.com

PROPERTY DETAILS

249 40th, Brigantine, NJ, 08203





Heating

Gas-Natural

THOI ENTI DETAILS		
Total Rooms		
Bedrooms	C	
Baths Full	C	
Baths Half	C	
Year Built		
Type		
Block Number	3601	
Listing #	584251	
Taxes	5618.00	

Basement

**Crawl Space** 

## **COMMENTS**

Welcome to this charming, well-maintained duplex nestled in a peaceful location just 1.5 blocks from the exclusive 40th St. beach. With direct beach access and a nearby public parking lot, this property offers the perfect opportunity to enjoy the beach lifestyle. Each unit in the duplex features two bedrooms and one bath. The renovated second floor boasts an open floor pla...

PROPERTY FEATURES

	THOI ENTITIES		
OutsideFeatures	ParkingGarage	OtherRooms	
Deck	Detached Garage	Eat In Kitchen	
Sidewalks	One and Half Car	Laundry/Utility Rm	

Cooling Water Sewer **Public Sewer** Forced Air Central **Public** 

Living Room

### CONTACT

Ask for David P. Hadtke, **Berger Realty Inc** 109 E 55th St., Ocean City Call: 609-412-6592

Email to: dph@bergerrealty.com



Scan to see Property page.





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



584251

5618.00

249 40th, Brigantine, NJ, 08203

PROPERTY DETAILS

Price \$825,000.00



# **Total Rooms Bedrooms Baths Full Baths Half** Year Built Type **Block Number** 3601

# COMMENTS

Welcome to this charming, well-maintained duplex nestled in a peaceful location just 1.5 blocks from the exclusive 40th St. beach. With direct beach access and a nearby public parking lot, this property offers the perfect opportunity to enjoy the beach lifestyle. Each unit in the duplex features two bedrooms and one bath. The renovated second floor boasts an open floor pla...

#### **PROPERTY FEATURES**

OutsideFeatures Deck Sidewalks	ParkingGarage Detached Garage One and Half Car	OtherRooms Eat In Kitchen Laundry/Utility Rm Living Room	Basement Crawl Space
Heating Forced Air Gas-Natural	Cooling Central	Water Public	Sewer Public Sewer

### CONTACT

Scan to see Property page.



Ask for David P. Hadtke, **Berger Realty Inc** 109 E 55th St., Ocean City Call: 609-412-6592

Email to: dph@bergerrealty.com

