



BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

Land Development
Executive Offices
49 East Lancaster Avenue
Malvern, Pennsylvania, 19355
Direct 610-306-3933
Office 610-647-2600
Fax 610-993-3257
Email ed.ritti@foxroach.com

EXECUTIVE SUMMARY:

9 Subdivided Lots along the Bay in Brigantine, NJ.

- Bank Owned – 9 building lots for single family homes of 3,000 square feet or more
- Bay front with possible future docks (not a subject to this sale)
- Across the street from the Golf Course and next to Brigantine owned open space
- Beautiful views to the rear across the bay and to the front across the golf course
- Public water and sewer and gas and electric available at the site
- On lot storm water retention to be the responsibility of the Buyer
- Hook up to all utilities to be the responsibility of the Buyer
- Gabions along the water frontage are installed as per development plan
- According to Brigantine, this is one of the high spots on the island and is above the minimum level for future building – this is the Buyer's responsibility to investigate
- COAH requirement (total of \$55,000 to be paid as \$5,000 per lot) to be the responsibility of the Buyer
- Lots to be sold subject to clear title and back taxes paid
- Bank will accept a short due diligence period
- Call regarding price reductions
- For further information call Ed Ritti – 610-306-3933 – cell or Margaret Steadman, PFR Brigantine – 609-703-9093 - cell

For comprehensive information on all our Listings go to www.wedodirt.com .

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