



**554 Shore  
Brigantine, NJ 08203**

**Asking \$4,950,000.00**



#### COMMENTS

Welcome to West Shore Villa, a distinguished estate on Brigantine's prestigious Gold Coast. Nestled on West Shore Drive, this property sits in the premier location with an open bay and unobstructed views of the Atlantic City Skyline, just minutes away from the Atlantic Ocean, Intracoastal, beach, and renowned casino entertainment. The West Shore Villa boasts striking curb appeal, lush landscaping, and an impressive 90 feet of bay frontage hosting deep water boat slips. The home showcases impeccable craftsmanship and carefully selected natural materials, seamlessly blending coastal exteriors with timeless interiors. Every detail exudes luxury, from travertine to wood, slate, and plush carpeting. The open interior design of this magnificent home is perfect for entertaining, with the main living areas facing the South, exposing sunrise to sunset views. The remodeled custom 560 ft<sup>2</sup> Chefs kitchen features wood cabinetry, a large, leathered granite island incorporating a recessed ice trough with running water accommodating six seats, illuminated by three Swarovski crystal chandeliers, three sinks, expansive granite counter spaces, two separate Wolf ranges with commercial hoods, two Wolf convection ovens, Sub-Zero appliances, two dishwashers and a bar area with a wine cellar. The sunken bay lounge offers a warm, inviting feeling with 21-foot ceilings as soon as you enter the space. The attention to detail throughout the home, including custom molding, a towering sky bridge, 2 gas fireplaces, and oversized windows, allow views of the open bay and the sparkling pool to create an incredible ambiance to share many fond experiences with family and friends. This magnificent home boasts six bedrooms (4 ensuite, 2 Jack & Jill) and a large 420 ft<sup>2</sup> game room prewired for media entertainment. The West Shore Villa is an audiophile's dream, hosting an expansive Savant smart home operating system with Alexa voice connectivity controlling audio, video, HVAC, Lutron lighting, firepit torch, and security from the touch of your iPhone or Android anywhere cellular coverage is offered. The music server streams sound to 17 separate zoned areas in the interior and exterior of the home. The home is blanketed with sonance speakers and over 120 controllable lights by voice. The media room has a built-in 7.2 Totem audio system for a ground-shaking theater experience. A steam shower has been upgraded in one of the 6 bathrooms. The villa boasts a large saltwater pool with a tanning ledge, and a heater has been installed to take advantage of those early summer chilly evenings. The pier leads out to boat slips and a fixed dock with a dining table flanked by lounge seating to enjoy many meals and watch the bay action on those beautiful summer days. With a renewed 10-year riparian lease, a jet ski slip and a boat lift can be added by submitting plans to the state. A custom gas firepit and planter constructed with 40 tons of stone and built-in amphitheater speakers were installed for year-round outdoor enjoyment on the waterfront. An oversized two-car garage will accommodate 2 automobiles and 2 motorcycles and boasts a commercial Manitowoc Ice Machine. The garage ceiling height will allow 2 car lifts to be installed if desired.

# Berger Realty

Since 1928



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



In addition, the garage has a large built-in loft with LED lighting for storage and a Dero 9 bicycle commercial hanging bike rack. The large paver driveway accommodates 10 vehicles or advantageous off-street parking for boats and jet skis. The crawl space has poured concrete flooring with added lighting and 3 large commercial dehumidifiers to protect the home from moisture. The front of the estate offers a private Zen sitting garden for seasonal flowers and herbs. Bayfront oversized lot estates with deep water access and riparian leases with these amenities rarely come to market on the Brigantine Gold Coast. This opportunity is available for instant enjoyment to create everlasting memories at West Shore Villa.

#### PROPERTY DETAILS

Exterior Dryvit	OutsideFeatures Boat Slip Curbs Outside Shower Paved Road Sidewalks Sprinkler System	ParkingGarage Attached Garage Two Car	OtherRooms Dining Area Dining Room Eat In Kitchen Great Room Laundry/Utility Room Primary BR on 1st floor Storage Attic
InteriorFeatures Carbon Monoxide Detector Cathedral Ceiling Kitchen Center Island Smoke/Fire Alarm Storage Walk In Closet	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Trash Compactor Washer	Basement Crawl Space	Heating Forced Air Gas-Natural Multi-Zoned
Cooling Ceiling Fan(s) Central Multi-Zoned	HotWater Gas	Water Public	Sewer Public Sewer



Ask for Norman Hartzel  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

