



**325 Gull  
Brigantine, NJ 08203**

**Asking \$1,225,000.00**



#### COMMENTS

Welcome To Sunset Bay! A Gorgeous 3 Story Coastal Townhouse with views of St Georges Thoroughfare & Atlantic City. Plenty of natural throughout, tastefully updated kitchen with stainless steel appliances, granite countertops, a kitchen island with beverage refrigerator & Cathedral ceilings. Over 2100 sqft of living space with an open floor plan, spacious dining and living room makes a pleasure for entertaining! Beautiful Italian Porcelain Tile through the second floor, gas fireplace & remote blinds. Primary bedroom is private on the 3rd floor with a bonus office area, gas fireplace, large walk-in closet, private ensuite with Jacuzzi, walk-in shower and double vanity. Multi-zone heating and air conditioning, laundry room has a work sink and storage, plenty of closets, 2 storage closets off 1st and 2nd fl. decks, a full size garage, gas hook up for your BBQ grill, newer windows and sliders, and trex decking! Amazing Sunsets right from all 3 decks and only steps away from the brand new swimming pool overlooking the bay! Restaurants, shopping and beaches are close by! Make this your vacation or year round home...call today for an appointment or for more information.

#### PROPERTY DETAILS

Exterior Stucco	OutsideFeatures Deck Sprinkler System	ParkingGarage One Car	OtherRooms Breakfast Nook Dining Area Eat In Kitchen Laundry/Utility Room
InteriorFeatures Cathedral Ceiling Kitchen Center Island Storage Walk In Closet	AppliancesIncluded Dishwasher Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds	Basement Crawl Space
Heating Forced Air Gas-Natural	Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public
Sewer Public Sewer			

# Berger Realty

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