



**317 Gull  
Brigantine, NJ 08203**

**Asking \$1,050,000.00**



## COMMENTS

Views, Views, Views! Welcome to Sunset Bay a stunning waterfront gem with spectacular bay and sunset views! Brand New Terracotta Roof with a lifetime warranty, New Hot Water Heater, New Vinyl Flooring on the 1st floor, updated bathrooms and kitchen, stainless steel appliances, large open-living spaces, high ceilings, two gas fireplaces, plenty of natural light, water views on all three floors, over 600 square feet of balconies and decks, this home is ideal for entertaining & relaxing both inside and out. The home has direct access to the bay, and is part of a small well-run homeowner's association that includes a beautiful, fully renovated bayside pool completed in 2024. Sunset Bay has everything you need to make this special home your waterfront retreat all year long. Call us today for more information or to make an appointment to view this Coastal Beauty!!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Deck	None	Breakfast Nook
	Pool-In Ground		Dining Area
			Pantry

InteriorFeatures	AppliancesIncluded	Basement	Heating
Smoke/Fire Alarm	Dishwasher	Crawl Space	Forced Air
Walk-In Closet	Electric Stove		Gas-Natural
	Microwave		



Ask for Alexandra Aylward  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: aaa@bergerrealty.com

