



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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**317 Gull** Brigantine, NJ 08203

Asking \$999,900.00











## **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 wellrun 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!!

<b>PROPERTY</b>	DETAILS

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

InteriorFeatures Smoke/Fire Alarm



AppliancesIncluded **Basement** Dishwasher Crawl Space Electric Stove Microwave

ReAiskracor Dave Zelinski Selbelgein Realty Inc Washer 1330 Bay Avenue, Ocean City Call: 609-391-1330

Pulamail to: djz@bergnerieseltyecom



Heating

Forced Air

Gas-Natural