



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





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. Interior pictures and coming soon. Call us today for more information or to make an appointment to view this Coastal Beauty!!

appointment to view this Coastal Beauty:			
PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Deck Pool-In Ground	None	Breakfast Nook Dining Area Pantry

InteriorFeatures Smoke/Fire Alarm



AppliancesIncluded Basement
Dishwasher Crawl Space
Electric Stove
Microwave

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Pulamail to: kas@bergereality.com



Heating

Forced Air

Gas-Natural