



**1511 Shore  
Brigantine, NJ 08203**

**Asking \$2,329,000.00**



**COMMENTS**

Picture yourself relaxing as the sun sets over the bay, casting vibrant hues across the sky and creating a breathtaking backdrop for your evenings. This is the lifestyle that awaits you in this custom stunning 3,064 sq ft bayfront home, where every sunset becomes a captivating experience. Embrace the tranquility of waterfront living and create unforgettable memories in your own serene oasis! The innovative reverse floor plan is designed to maximize stunning views of the bay, ensuring that you can enjoy the breathtaking scenery from your main living spaces. Experience the ultimate in comfort and convenience with four generously sized bedrooms, including two luxurious suites. Each bedroom offers ample space, perfect for relaxation or personalization. The two ensuite bathrooms provide an added touch of privacy and sophistication, making mornings a breeze and creating an inviting atmosphere for guests. This thoughtful layout elevates your daily living experience, as you soak in the beauty of the bay from the comfort of your home. The soaring vaulted ceilings enhance the spaciousness, allowing natural light to flood the open living areas, creating an inviting atmosphere. The thoughtfully designed open floor plan features a stunning gourmet kitchen with rich hardwood cabinets and an expansive island with bar seating—perfect for hosting gatherings and creating lasting memories with family and friends. Transform your living experience with stunning warm cherry wood hardwood floors that flow seamlessly throughout the home, exuding elegance and comfort. Step outside onto the oversized decks, designed to enhance your lifestyle and showcase breathtaking open water views. Whether you're entertaining guests or enjoying a peaceful morning coffee, these spacious decks offer the perfect backdrop for every occasion. This property masterfully combines a warm, inviting atmosphere with the luxury of its prime waterfront location. Located near Brigantine's renowned Golf Links, public bay access, the seawall, and the ocean, as well as nearby schools, dining, and shopping, this home truly offers the ultimate coastal lifestyle. Don't miss your chance to make this stunning sanctuary your own! The sellers navigated the process of obtaining CAFRA approvals to build a dock , along with securing a riparian lease during the home's construction. They ultimately chose not to proceed with the dock installation and allowed the riparian lease to lapse, this presents a unique opportunity for the new owner. The new owner will need to initiate a fresh application process and conduct their own due diligence to explore the possibilities of waterfront enhancements. Some of the photos have been virtually staged to highlight the home's potential and inspire your imagination.

**PROPERTY DETAILS**

|                 |               |                |                   |
|-----------------|---------------|----------------|-------------------|
| OutsideFeatures | ParkingGarage | OtherRooms     | InteriorFeatures  |
| Curbs           | Two Car       | Dining Area    | Carbon Monoxide   |
| Deck            |               | Dining Room    | Detector          |
|                 |               | Eat In Kitchen | Cathedral Ceiling |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



|              |             |                |                       |
|--------------|-------------|----------------|-----------------------|
| Basement     | Heating     | Cooling        | Kitchen Center Island |
| Crawl Space  | Gas-Natural | Ceiling Fan(s) | Smoke/Fire Alarm      |
|              |             | Central        | Storage               |
|              |             |                | Walk In Closet        |
| Sewer        |             |                | Water                 |
| Public Sewer |             |                | Public                |



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [jfm@bergerrealty.com](mailto:jfm@bergerrealty.com)

