



**554 Shore  
Brigantine, NJ 08203**

**Asking \$4,650,000.00**



#### COMMENTS

Welcome to West Shore Villa, a distinguished bayfront estate located on Brigantine's prestigious Gold Coast. Set on an oversized lot along sought-after West Shore Drive, this stunning home offers unobstructed views of the Atlantic City skyline and is just minutes from the beach, Intracoastal Waterway, and casino entertainment. Boasting 90 feet of deep-water bay frontage, private boat slips, and a large saltwater pool with tanning ledge, the outdoor spaces are designed for luxury waterfront living and year-round enjoyment. A custom firepit, waterfront lounge, dockside dining area, and lush landscaping elevate the outdoor experience. Inside, the home showcases impeccable craftsmanship, natural materials, and timeless design. The sunken bay lounge impresses with 21-foot ceilings, oversized windows, and panoramic water views. The open-concept layout is ideal for entertaining, with main living areas oriented south to capture sunrise-to-sunset light. At the heart of the home is a custom 560 ft<sup>2</sup> chef's kitchen featuring wood cabinetry, a large, leathered granite island with recessed ice trough, Wolf and Sub-Zero appliances, dual ranges and ovens, two dishwashers, three sinks, and a wine cellar/bar. With six bedrooms (four en-suite and two Jack & Jill) and a 420 ft<sup>2</sup> game room pre-wired for media, the villa offers ample space for family and guests. One of the six bathrooms includes a luxurious steam shower. Tech-savvy buyers will appreciate the Savant smart home system with Alexa voice control, managing audio, video, HVAC, Lutron lighting, firepit, and security. Audio is zoned across 17 interior and exterior areas with built-in Sonance speakers and over 120 controllable lights. A dedicated media room features a 7.2 Totem surround sound system for a theater-like experience. Additional highlights include: Oversized two-car garage with loft storage, commercial ice machine, and capacity for motorcycles or car lifts. \*\*Concrete crawl space with dehumidifiers for climate control. \*\*Paver driveway with parking for 10+ vehicles. \*\*Private Zen garden with seasonal plantings. \*\*10-year riparian lease, with potential for additional jet ski and boat lift installation. Bayfront estates of this caliber—with deep water access, high-end finishes, and premier location—are a rare offering on Brigantine's Gold Coast. West Shore Villa is ready for immediate enjoyment. Detailed features list available upon request.

#### PROPERTY DETAILS

|          |                  |                 |                         |
|----------|------------------|-----------------|-------------------------|
| Exterior | OutsideFeatures  | ParkingGarage   | OtherRooms              |
| Dryvit   | Boat Slip        | Two Car         | Dining Area             |
|          | Curbs            | Attached Garage | Dining Room             |
|          | Outside Shower   |                 | Eat In Kitchen          |
|          | Paved Road       |                 | Great Room              |
|          | Sidewalks        |                 | Laundry/Utility Room    |
|          | Sprinkler System |                 | Storage Attic           |
|          |                  |                 | Primary BR on 1st floor |

# Berger Realty

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|                          |                    |             |              |
|--------------------------|--------------------|-------------|--------------|
| InteriorFeatures         | AppliancesIncluded | Basement    | Heating      |
| Cathedral Ceiling        | Disposal           | Crawl Space | Forced Air   |
| Carbon Monoxide Detector | Dishwasher         |             | Gas-Natural  |
| Kitchen Center Island    | Dryer              |             | Multi-Zoned  |
| Storage                  | Gas Stove          |             |              |
| Smoke/Fire Alarm         | Microwave          |             |              |
| Walk In Closet           | Refrigerator       |             |              |
|                          | Self Cleaning Oven |             |              |
|                          | Trash Compactor    |             |              |
|                          | Washer             |             |              |
| Cooling                  | HotWater           | Water       | Sewer        |
| Ceiling Fan(s)           | Gas                | Public      | Public Sewer |
| Central                  |                    |             |              |
| Multi-Zoned              |                    |             |              |



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