



**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 ft² 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 ft² 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

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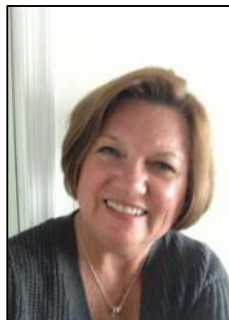


Ocean 17
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InteriorFeatures	AppliancesIncluded	Basement	Heating
Cathedral Ceiling	Disposal	Crawl Space	Forced Air
Carbon Monoxide Detector	Dishwasher		Gas-Natural
Kitchen Center Island	Dryer		Multi-Zoned
Storage	Gas Stove		
Smoke/Fire Alarm	Microwave		
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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