



**9 Gull  
Brigantine, NJ 08203**

**Asking \$550,000.00**



**COMMENTS**

Nestled in the coveted South End of Brigantine, in the charming King's Cove community, this beautifully maintained 2-bed, 2.5-bath townhome offers an ideal blend of comfort, style, and seaside living. Inviting Layout: You're welcomed into an airy first floor with an open concept living/dining/kitchen area. Natural light pours in through abundant windows, highlighting warm hardwood or quality flooring. Convenient powder room (½-bath) and laundry are also located here, keeping everyday living seamless. Sunporch with roof top deck of bedroom: One of the standout spaces is the sunporch — a sunlit, enclosed extension that serves as a tranquil retreat. Whether used as a breakfast nook, reading lounge, or a green spot for houseplants, it's perfect for soaking in the morning sun or wind, or relaxing in filtered light at dusk. Private Full-Baths and Bedrooms Upstairs: The second level hosts two nicely sized bedrooms, each with its own full bath. Privacy and convenience are well balanced — your own sanctuary upstairs, away from the entertaining and daily bustle. Community & Location Perks: King's Cove is a well-kept association of townhomes, set among manicured lawns and landscaping, providing that classic shore-community feel. Close proximity to Cove Beach, inlets and bay, shopping, restaurants, and community amenities makes this a lifestyle not just a home.

**PROPERTY DETAILS**

|                                      |                                                                                                           |                                          |                                         |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------|
| Exterior<br>Stucco                   | OutsideFeatures<br>Curbs<br>Deck<br>Outside Shower<br>Porch Enclosed<br>Sidewalks<br>Sprinkler System     | ParkingGarage<br>None                    | OtherRooms<br>Dining Area<br>Great Room |
| InteriorFeatures<br>Smoke/Fire Alarm | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Furnished<br>See Remarks | Basement<br>Crawl Space                 |
| Heating<br>Gas-Natural               | Cooling<br>Central                                                                                        | HotWater<br>Gas                          | Water<br>Public                         |

# Berger Realty

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