



**101 Sunset Blvd**  
**West Cape May, NJ 08204**

**Asking \$1,999,000.00**



#### COMMENTS

Black Duck Nest. Penthouse Level. Elevated Luxury Living in the Heart of Town Poised above one of the town's most charming and walkable corridors, the Black Duck Residences—located at 101 Sunset Boulevard, with Black Duck Landing on the second floor and Black Duck Nest on the third—offer a rare opportunity for elevated, effortlessly refined coastal living. Set above the tranquil and beautifully designed “Rise” full-service health-spa, these newly reimagined condominiums combine thoughtful craftsmanship with an unbeatable address. No expense was spared in the transformation of the iconic Black Duck property. This picturesque, street-to-street parcel places everything within easy reach—morning coffee, ocean dips, bayfront sunsets, gourmet dining, and boutique shopping are all just steps away. Each residence features three spacious bedrooms, each with its own full en-suite bath, plus a powder room. The floor plans are both highly functional and beautifully finished. The striking chef's kitchen boasts top-tier appliances, white cabinetry with gold accents, complimentary coffee-toned cabinetry in the bar area, and gray-and-gold veined quartz countertops. Northern birch flooring flows throughout the home, creating a warm and cohesive aesthetic. As a special gift, each dining area includes a custom-crafted farmhouse heritage table from the owners. At the front of each condominium, a generous four-season enclosed porch—bright and serene like a solarium—invites you to enjoy sunrise and sunset skies. This flexible space is perfect for morning coffee, reading, entertaining, or simply unwinding. The open-concept living area, kitchen, and dining room seamlessly connect to this porch, as does the primary bedroom suite. A versatile flex room located off one of the rear bedrooms offers endless possibilities as a home office, library, studio, or cozy den. Additional comforts include a spacious foyer, abundant storage, two assigned parking spaces, an enclosed private outdoor shower, and elevator service that opens directly onto each floor for effortless everyday living. Just steps from beloved restaurants, boutique shops, and the lovely grounds of Wilbraham Park, the setting encourages an easy, walkable lifestyle. Take a relaxed stroll to dinner, enjoy a shaded dog walk under the trees, picnic in the park, or wander to the beach. At times, you may even hear the nearby horse-drawn carriages and the soft jingle of sleigh bells. Set on the upper levels, Black Duck Landing and Black Duck Nest rest peacefully above the activity below, offering elevated views of the town skyline, Cape May's unforgettable sunsets, and—at The Nest—water views. With refined finishes, intentional spaces, and a location that places the best of town at your doorstep, the Black Duck Residences redefine high-end coastal living—comfortable, convenient, and truly exceptional. With only two residences available, we encourage you to schedule your private showing without delay.

#### PROPERTY DETAILS

|               |             |                  |            |
|---------------|-------------|------------------|------------|
| ParkingGarage | OtherRooms  | InteriorFeatures | Heating    |
| None          | Den/TV Room | Elevator         | Forced Air |

# Berger Realty

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|--------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------|
| Cooling<br>Central | Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Library/Study<br><br>Water<br>Public Water | Foyer<br>Hardwood Floors<br>Kitchen Center Island<br>Pets Allowed<br>Walk in/Cedar Closet<br><br>Sewer<br>Public Sewer | Gas-Natural |
|--------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------|



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