



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



101 Sunset, Unit 2, West Cape May, NJ, 08204

Price \$1,799,000.00



#### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  | 8        |
| Bedrooms     | 3        |
| Baths Full   | 3        |
| Baths Half   | 1        |
| Year Built   | 2025     |
| Type         | Condo    |
| Block Number | 34       |
| Listing #    | 253450   |
| Taxes        | 11500.00 |

#### COMMENTS

**Black Duck Landing & Black Duck Nest. 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 ab...**

#### PROPERTY FEATURES

|                      |                  |                      |                     |
|----------------------|------------------|----------------------|---------------------|
| UnitFeatures         | ParkingGarage    | OtherRooms           | AppliancesIncluded  |
| Kitchen Island       | 2 Car            | Living Room          | Range               |
| Walk-In/Cedar Closet | Assigned Parking | Kitchen              | Oven                |
| Hardwood Floors      | Stone Driveway   | Den/TV Room          | Microwave Oven      |
| Elevator             |                  | Dining Area          | Refrigerator        |
| Foyer                |                  | Laundry/Utility Room | Washer              |
| Tile Floors          |                  | Library/Study        | Dryer               |
|                      |                  | Storage Space        | Dishwasher          |
|                      |                  |                      | Disposal            |
|                      |                  |                      | Smoke/Fire Detector |
| Heating              | Cooling          | HotWater             | Water               |
| Electric             | Central Air      | Electric             | City                |
| Forced Air           | Ceiling Fan      |                      |                     |
| Sewer                |                  |                      |                     |
| City                 |                  |                      |                     |

#### CONTACT



Ask for Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-703-9955  
Email to: smc@bergerrealty.com

Scan to see Property page.



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



101 Sunset, Unit 2, West Cape May, NJ, 08204

Price \$1,799,000.00



#### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  | 8        |
| Bedrooms     | 3        |
| Baths Full   | 3        |
| Baths Half   | 1        |
| Year Built   | 2025     |
| Type         | Condo    |
| Block Number | 34       |
| Listing #    | 253450   |
| Taxes        | 11500.00 |

#### COMMENTS

**Black Duck Landing & Black Duck Nest. 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 ab...**

#### PROPERTY FEATURES

|                      |                  |                      |                     |
|----------------------|------------------|----------------------|---------------------|
| UnitFeatures         | ParkingGarage    | OtherRooms           | AppliancesIncluded  |
| Kitchen Island       | 2 Car            | Living Room          | Range               |
| Walk-In/Cedar Closet | Assigned Parking | Kitchen              | Oven                |
| Hardwood Floors      | Stone Driveway   | Den/TV Room          | Microwave Oven      |
| Elevator             |                  | Dining Area          | Refrigerator        |
| Foyer                |                  | Laundry/Utility Room | Washer              |
| Tile Floors          |                  | Library/Study        | Dryer               |
|                      |                  | Storage Space        | Dishwasher          |
|                      |                  |                      | Disposal            |
|                      |                  |                      | Smoke/Fire Detector |
| Heating              | Cooling          | HotWater             | Water               |
| Electric             | Central Air      | Electric             | City                |
| Forced Air           | Ceiling Fan      |                      |                     |
| Sewer                |                  |                      |                     |
| City                 |                  |                      |                     |

#### CONTACT



Ask for Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-703-9955  
Email to: smc@bergerrealty.com

Scan to see Property page.

