



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



101 Sunset, Unit 3, West Cape May, NJ, 08204

Price \$1,999,000.00



#### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  | 8        |
| Bedrooms     | 3        |
| Baths Full   | 3        |
| Baths Half   | 1        |
| Year Built   | 2025     |
| Type         | Condo    |
| Block Number | 34       |
| Listing #    | 253451   |
| Taxes        | 12800.00 |

#### 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 ...**

#### PROPERTY FEATURES

|                      |                |                      |                     |
|----------------------|----------------|----------------------|---------------------|
| UnitFeatures         | ParkingGarage  | OtherRooms           | AppliancesIncluded  |
| Kitchen Island       | 2 Car          | Living Room          | Range               |
| Walk-In/Cedar Closet | Stone Driveway | Kitchen              | Oven                |
| Hardwood Floors      |                | Dining Area          | Microwave Oven      |
| Elevator             |                | Laundry/Utility Room | Refrigerator        |
| Foyer                |                | Library/Study        | Washer              |
| Tile Floors          |                | Storage Space        | Dryer               |
|                      |                |                      | Dishwasher          |
|                      |                |                      | Smoke/Fire Detector |

|             |             |          |       |
|-------------|-------------|----------|-------|
| Heating     | Cooling     | HotWater | Water |
| Gas Natural | Central Air | Electric | City  |
| Forced Air  | Ceiling Fan |          |       |

Sewer  
City

#### CONTACT



Ask for John Clarke  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-289-6111  
Email to: jwc@bergerrealty.com

Scan to see Property page.



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