



**3101 Boardwalk
Atlantic City, NJ 08401**

Asking \$535,000.00



COMMENTS

Extraordinary Opportunity! One of the most magnificent condos up and down the New Jersey coast. This is truly a one-of-a-kind beach front unit and they do not come up frequently. There are only four (4) similar in this 754-unit Ocean Club building. A corner unit with this full-size terrace, the size of another huge room, and an extraordinary vista up and down the beach. Watching the ocean waves from the terrace or living room is like being on a large ship with all of the amenities of having your own home. The balcony is another living room and dining room combined with outside living space not included in the square footage. It is free space!!!! The terrace is also partially covered. This unit is a two (2) bedroom unit with a small additional room that has a pull-out bed making it function as a three (3) bedroom unit. All furniture is included, and it is in move-in condition. Lots of upgrades so come see it for yourself. Enjoy the Olympic size heated pool and large sun deck, gym, steam room, pool table and other amenities on the 6th floor. Walk out your door to the famous AC Boardwalk and Beach. Steps away from the casinos, 246 restaurants, shopping, and a huge outdoor discount mall. Ride the tram, walk, or bike on the Boardwalk to your destination. Amusements and fun abound! Pet friendly! CALL FOR LEASE RATES. There is a Special Assessment Fee of \$649 per month for 2024 on top of the condo fee of \$1,321. The total is \$1,969 per month. Unassigned parking garage. Parking \$500 for first car and it is a one time charge, second car \$300 per year.

PROPERTY DETAILS

| ParkingGarage | OtherRooms | InteriorFeatures | Heating |
|---------------|-------------------------------|------------------|-----------|
| | Breakfast Nook | Foyer | Heat Pump |
| | Dining Area | Master Bath | |
| | Primary BR on 1st floor | Pets Allowed | |
| | 109 E 55th St., Ocean City | | |
| | Water | Sewer | |
| | Public Water | Public Sewer | |
| | Call: 609-399-4211 | | |
| | Email to: bk@bergerrealty.com | | |



Ask for Brian Kolmer
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