



**239 Arizona**  
**Atlantic City, NJ 08401**

**Asking \$599,000.00**



**COMMENTS**

Step into the epitome of bayfront luxury living at 239 N. Arizona Ave with this 1350 square foot condo in the heart of Atlantic City. Offering captivating open bay views, this residence is designed to provide the perfect blend of elegance and comfort. Bayfront Living: As you step onto your private decks, you'll be greeted by panoramic open bay views that create a stunning backdrop for your daily life. Whether you're sipping morning coffee, enjoying happy hour, or having meals with loved ones, the tranquility of waterfront living is always at your doorstep. Luxurious Interiors: Inside, you'll find three bedrooms and two full baths, with a spacious 9-foot ceiling height, crown molding, and solid doors creating an atmosphere of grandeur. The kitchen is sleek and practical with granite countertops and 42" shaker slow close cabinets and drawers. Recessed LED lighting throughout adds an elegant touch. Luxury vinyl flooring enhances the living spaces, while 6-inch window sills bring a unique design element to the interiors. Modern Amenities: This condo is equipped with a stackable washer and dryer for added convenience. It also features a tankless hot water heater, providing a continuous supply of hot water while promoting energy efficiency. The kitchen boasts a GE stainless appliance package, ensuring durability and a modern aesthetic. And of course an outdoor shower for the apres boat and beach. Financial Benefits: The property includes a generous five-year tax abatement, offering significant financial advantages, along with a ten-year home warranty that provides lasting peace of mind. Waterfront Bliss: Beyond the interior, the property features new bulkheads, a new dock, and your own boat slip, creating a paradise for water enthusiasts. These new waterfront features are a testament to the property's commitment to your safety and long-term enjoyment. Garage Convenience: The two-car garage offers secure parking and additional storage space for your convenience and all your water toys. Ideal Location: This condo is ideally located within walking distance of the casino, boardwalk, beach, restaurants, The Walk shopping district, Atlantic City City Hall, and world-class concert venues, making it the perfect central hub for all your Atlantic City adventures. Priced attractively at \$599,000 this residence not only offers an extraordinary lifestyle but also exceptional value. Don't miss this unique opportunity to experience affordable new construction bayfront living at its finest. Make this exceptional property your own and immerse yourself in coastal living where luxury meets convenience, and the ever-changing bay views become the backdrop to your daily life.

**PROPERTY DETAILS**

|                   |                          |                                                |                                                 |
|-------------------|--------------------------|------------------------------------------------|-------------------------------------------------|
| Exterior<br>Vinyl | ParkingGarage<br>Two Car | OtherRooms<br>Dining Area<br>Recreation/Family | InteriorFeatures<br>Master Bath<br>Pets Allowed |
| Heating           | Cooling                  | HotWater                                       | Water                                           |

# Berger Realty

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