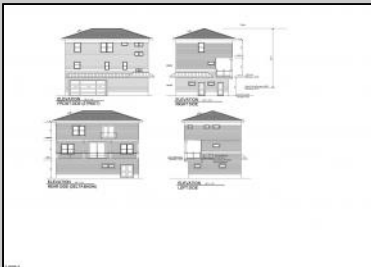




**462 Delaware  
Atlantic City, NJ 08401**

**Asking \$995,000.00**



**COMMENTS**

\*\*\*LIMITED TIME - PRICE DROP - THIS PRICE WILL GO UP WHEN THE SIDING IS COMPLETE\*\*\* Bayfront New Construction - Modern Luxury Living with Boat Slips! Will be complete by Summer 2024! This home offers unparalleled access to deep water, perfect for boating enthusiasts and water lovers alike. Indulge in the luxury of owning FOUR new boat slips, complete with stainless steel docks and a new bulkhead, with each slip potentially being rented out for \$7,000 a summer along with a boat lift that can accommodate up to a 45FT boat! This location can not be beat, being just minutes away from the Inlet, AC Waterfront, Marina and all major Casinos and Restaurants. You also get the exclusive ownership of riparian rights, accompanied by a five-year tax break. Experience modern luxury living in this brand-new construction home that spans two stories, over 1800 SQFT and 2800 SQFT including the outdoor deck. This home features three bedrooms and two and a half bathrooms, complete with a spacious two-car garage on the ground floor. Enjoy optimal comfort with two-zone heating and air conditioning throughout the home. Step into the kitchen, adorned with sleek white Starmark soft-close cabinets, a generously sized kitchen island, pristine quartz countertops, and a custom tile backsplash. Every corner is finished to perfection, featuring elegant engineered hardwood flooring, energy-efficient LED lighting, and custom tiling in all the bathrooms, complemented by top-quality Kohler and Moen fixtures for added opulence. Retreat to the master bedroom and walk out onto your covered deck through the expansive slider door showcasing Bay views! The exterior of the home exudes contemporary charm with gray siding and a black metal and shingle



Make this waterfront oasis your own!  
Ask for **CHRISTOPHER MALINOWSKI**  
Outside Features: Parking Garage  
Boat Slip: Two Car  
Paved Road  
Sidewalk  
Call: 609-391-0500  
Email to: cma@bergerrealty.com



Cooling: Central  
Water: Public  
Multi-Zoned