

Berger Realty

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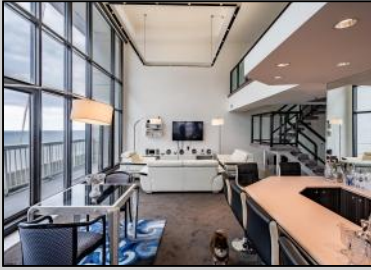
Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

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3101 Boardwalk
Atlantic City, NJ 08401

Asking \$1,650,000.00



COMMENTS

Gorgeous 3,474 SF Penthouse 34th Floor. 4-bedroom including Murphy bed sleeping area, 2 1/2 bath. In brand new condition with beautifully handcrafted cabinetry and built-ins throughout. Furnishings included. Enjoy working from your in-home office while watching the surf. Panoramic views everywhere. 17' glass wall of windowing with remote shades. 1st floor has living room, formal dining room, eat-in kitchen, bar area. 2nd floor 3 bedrooms, dressing room, walk-in closet, media lounge and theater area. Enjoy the Olympic size indoor pool and large sunning deck, gym, steam room, pool table room 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 outlet mall. Ride the tram, walk, or bike on the boardwalk to your destination. Pet friendly! ***CALL FOR SUMMER AND YEAR LONG LEASE RATES. There was a Special Assessment Fee of \$1,572 per month that has been fully paid by seller for all of 2024 and there will NOT be any pro rata at settlement. Unassigned garage parking. Parking \$500 for first car and it is a one time charge, second car \$300 per year.

PROPERTY DETAILS

Exterior	ParkingGarage	Heating	Water
Concrete	Attached Garage	Electric	Public Water
		Heat Pump	

Sewer



Ask for Kathy Errickson
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