

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**37 Chelsea**  
**Atlantic City, NJ 08401**

**Asking \$600,000.00**



## COMMENTS

Just in time for summer - your beautiful 4 story waterfront home with two balconies overlooking the water, a patio leading to a private boardwalk, and a boat slip!!! Wow, this is definitely the one you have been waiting for, and at a great price! Direct waterfront living, in the Chelsea suburb of Atlantic City, with 3 Bedrooms and 2.5 baths, along the inter coastal waterway connecting Atlantic City with the mainland. Only 1 of 2 homes with unobstructed views up and down the water. The first floor includes a one car garage plus office space and storage, which can easily be converted to a two car tandem garage, as well as a patio overlooking the water. The main level offers an open floor plan with hardwood flooring throughout the living room, kitchen, and dining area, with sliding glass doors to a balcony with unobstructed views of the water in both directions. There is also a powder room on this level. The third floor includes two large carpeted bedrooms with lots of closet space, a jack and jill bath, the laundry area, as well as another balcony overlooking the water. The fourth level is currently being used as a studio, but would make a beautiful master suite with a large custom tiled bath with shower, soaking tub and double sinks. You will enjoy many upgrades, to include expanded closets, kitchen island with granite counters, a tankless hot water system with recirculating pump which provides instant hot water on demand, and your own personal elevator with access to all 4 levels. A private boat slip is included which can house a boat up to 35'. The community also includes a private boardwalk, water access for swimming, kayaking, paddle boarding, and fishing, as well as a pool. Close to all of the action, restaurants and beach, yet private and peaceful - Like being on vacation every day. Make this your new home today!



**Ask for Thomas Byrnes**  
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## PROPERTY DETAILS

Heating: Water  
Gas: Natural Public Water

Sewer

