

# Berger Realty

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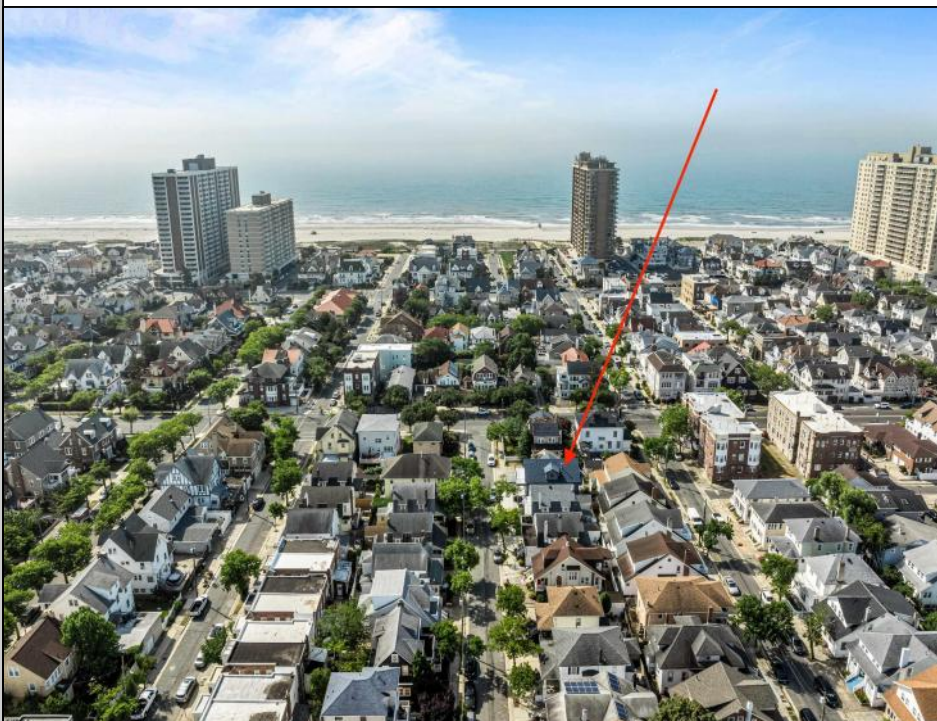
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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**2 Newton  
Lower Chelsea, NJ 08401**

**Asking \$930,000.00**



## COMMENTS

**HUGE PRICE CORRECTION!!!** Experience luxury living in this almost-new construction in the coveted Lower Chelsea section of Atlantic City. A rare find, with 7 bedrooms, 5 bathrooms, and just 2 blocks to the beach, this legal duplex doubles as the ultimate family vacation retreat. The upper 2 levels (unit 1) boast 4 bedrooms, 2 with en-suite baths, including a stunning primary bedroom with a balcony. Stainless steel appliances, marble countertops, and a spacious pantry complete the modern kitchen. Enjoy the convenience of a laundry room off the kitchen, which also leads to a private rear patio. The lower level (unit 2) features 3 bedrooms, 2 baths (1 en-suite), a laundry room, and a patio with an outdoor shower. Ample driveway parking for 4 cars. All necessary permits have been finalized, allowing for immediate occupancy. This pristine property boasts a brand-new interior and exterior, with all necessary permits successfully obtained and finalized, guaranteeing immediate occupancy for its fortunate new residents. Don't miss the chance to tour this exquisite gem – beach life is calling so call now to schedule your personal viewing!

## PROPERTY DETAILS

|          |                  |                |                         |
|----------|------------------|----------------|-------------------------|
| Exterior | Outside Features | Parking/Garage | Other Rooms             |
| Stone    | Outside Shower   | None           | Dining Area             |
| Vinyl    | Patio            |                | Laundry/Utility Room    |
|          |                  |                | Pantry                  |
|          |                  |                | Primary BR on 1st floor |
|          |                  |                | Cooling                 |
|          |                  |                | Ceiling Fan(s)          |
|          |                  |                | Washer                  |
|          |                  |                | Dryer                   |
|          |                  |                | Gas Stove               |
|          |                  |                | Self Cleaning Oven      |
|          |                  |                | Washer                  |
|          |                  |                | Water                   |
|          |                  |                | Public                  |
|          |                  |                | Sewer                   |
|          |                  |                | Public Sewer            |



Ask for Gary Bingham  
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