

# Berger Realty

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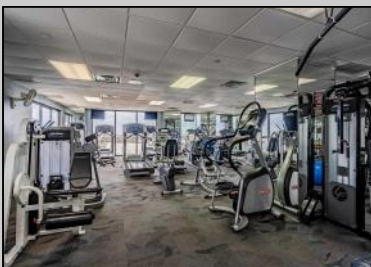
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Ocean City, NJ 08226  
609-399-0040

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**3101 Boardwalk**  
**Atlantic City, NJ 08401**

**Asking \$350,000.00**



## COMMENTS

911 SF Fabulous Terrace Unit with upgraded and gorgeous terrace (291 SF) not included in square footage. Spectacular views! Enjoy the large living room (sofa bed) with flex dining room and eat-in kitchen and large bedroom suite area. Furnishings included. Terrace units are large and there are only a few of them. It's a must see. 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. Unassigned garage parking. Parking \$500 for first car and it is a one time charge, second car \$300 per year. There was a Special Assessment Fee of \$412 per month that has been fully paid by seller for all of 2024 and there will NOT be any pro rata at settlement.

## PROPERTY DETAILS

ParkingGarage	OtherRooms	InteriorFeatures	Heating
Attached Garage	Breakfast Nook	Foyer	Electric
	Laundry/Utility Room	Master Bath	Heat Pump
	Pantry		
	Primary BR on 1st floor		

Cooling

Water  
Public Water

Sewer  
Public Sewer



Ask for Patrick McKenna

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