



**3501 Ventnor #A-2**  
**Atlantic City, NJ 08401**

**Asking \$160,000.00**



**COMMENTS**

This beautifully upgraded first-floor unit has two bedrooms and one bath. It is located in the University District, minutes from the Stockton University campus and a short walk to the beach and boardwalk. Features include brand-new LVP flooring, a restored kitchen with a new countertop, and central air conditioning. The condo fees include insurance, maintenance, landscaping, water and sewer, and tankless hot water: the low monthly condo fees (\$337) and low taxes (\$2923) taxes add up to an excellent seashore vacation getaway! The City provides permitted parking for 3 hours at the Buyer's expense.

**PROPERTY DETAILS**

|                    |                       |                              |   |
|--------------------|-----------------------|------------------------------|---|
| Exterior<br>Brick  | ParkingGarage<br>None | InteriorFeatures<br>Elevator | Heating<br>Forced Air<br>Gas-Natural<br>Hot Water |
| Cooling<br>Central | HotWater<br>Gas       | Water<br>Public Water        | Sewer<br>Public Sewer                             |



Ask for Sara Varani  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: sev@bergerrealty.com

