



**324 Madison**  
**Atlantic City, NJ 08401**

**Asking \$244,500.00**



#### COMMENTS

AirBnB permitted, No Rental Restrictions!! Corner Unit - Victoria Court Townhouse close to Beach, Boardwalk, and Gardners Basin! Ask about first time home buyers grant money and you may be able to make this purchase with little to no money out of pocket, you can own it for less then it would cost to rent it!! This will be a newly renovated Single Family townhouse in Victoria Court! This home features a newer roof put on about 9 years ago, New Kitchen with Stainless steel appliance package, utility room with washer and dryer, Located just 2 to 3 blocks to the beach & boardwalk with life guard and comfort station. Walking distance to Historic Gardners Basin where you can enjoy breakfast at Gilchrist and sunsets at Back Bay Ale house, or spend the day at the AC Aquarium or the Marina. Close to the Absecon Lighthouse, Little Water Distillery, Sports Fields, The Borgata, Harrahs, Golden Nugget, Farley Marina, Hard Rock, Resorts, Ocean Resort, Showboat and the new Indoor Water Park! Development has no rental restrictions. Furniture in the pictures is not included and only for staging. Pictures are from the model unit and are used to demonstrate what the finished product will resemble after the developer completes the renovations for the new buyers. There is plenty of street parking all around the development and as well as a shared parking lot in the middle of the development. Brand new renovations should be completed by end of September 2024!!!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	None	Dining Area
	Patio		Eat In Kitchen
	Paved Road		Laundry/Utility Room
	Sidewalks		Pantry
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide	Dishwasher	Crawl Space	Forced Air
Detector	Disposal		Gas-Natural
Smoke/Fire Alarm	Dryer		
Walk In Closet	Electric Stove		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer
Central	Gas	Public	Public Sewer

# Berger Realty

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