



**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.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Curbs Patio Paved Road Sidewalk	ParkingGarage None	OtherRooms Dining Area Eat In Kitchen Laundry/Utility Room Pantry
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Call for Ludwik Samselski  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 NJ 08226  
 Call 609-391-1330  
 Email to: ls@bergerrealty.com  
 Appliances Included  
 Dishwasher  
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Cooling Central	HotWater Gas	Water Public	Sewer Public Sewer
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