

**6 Windjammer  
Atlantic City, NJ 08401**

**Asking \$285,000.00**



**COMMENTS**

This charming single-family home in Harbour Point is ideally situated just one block away from Inkwell Beach and the AC Boardwalk. Boasting three bedrooms, 2.5 baths, and central A/C, this property offers a host of desirable features including a natural gas forced air furnace, a fenced yard, a rear deck, an oversized one-car attached garage, and a concrete parking pad. Inside, you'll find a spacious kitchen with a complete appliance package and pantry, as well as a convenient laundry room with a washer and dryer. The true main bedroom comes complete with a huge walk-in closet, its own bathroom, and a second-story balcony. Not to mention the sizeable walk-up storage attic that can easily be converted into a third-floor living space or bedroom. Residents will relish the proximity to the beach with a lifeguard and comfort station along Maine Ave, as well as the easy access to the AC Boardwalk, Gardner's Basin, and a plethora of attractions and amenities including Gilchrist for breakfast, Back Bay Ale House for sunsets, and entertainment venues such as The Inlet Mini Golf, The Seed Brewery, the Ax Throwing, Little Water Distillery, The AC Aquarium Plus, the Marina, Absecon Lighthouse, Borgata, Harrahs, Golden Nugget, Hard Rock, Ocean Resort, and Showboat with low HOA fees of just \$80 a month, this property is ideal for anyone seeking the perfect blend of coastal living and urban convenience. Currently tenant-occupied and being sold as-is, this is an opportunity not to be missed.

**PROPERTY DETAILS**

|   |   |               |  |
|---|---|---------------|--|
| Exterior  | OutsideFeatures   | ParkingGarage | OtherRooms   |
| Vinyl   | Curbs<br>Deck<br>Fenced Yard<br>Paved Road<br>Porch<br>Sidewalks<br>Sprinkler System  | One Car       | Dining Room<br>Laundry/Utility Room<br>Storage Attic |
| InteriorFeatures  | AppliancesIncluded  | Basement      | Heating  |
| Carbon Monoxide Detector<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | Dishwasher<br>Dryer<br>Electric Stove<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Crawl Space   | Forced Air<br>Gas-Natural                            |

# Berger Realty

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