



**1 Sloop  
Atlantic City, NJ 08401**

**Asking \$325,000.00**



**COMMENTS**

Million Dollar Views!! Highly sought after Exterior End unit in the Beautiful Harboure Pointe on the New Hampshire Ave side of the development with OCEAN VIEWS!! Currently vacant single family townhouse just 1 block from the New Beach & Boardwalk along Maine Ave! It will qualify for all financing, FHA, VA, Conventional, Etc. This home features a newer Roof, Natural Gas Forced Air Furnace, Rear Deck off the dining/kitchen area for enjoying your meals outdoors, an over sized 1 car attached Garage, 1 car concrete private parking pad, a True Master Bedroom with huge walk in closet, it's very own bathroom and its own private Terrace that over looks the Atlantic Ocean! Large walk up storage attic that stretches the full length of the house and can be converted to third floor living space, i.e. (4th Bedroom), a Kitchen Pantry, and a laundry room with washer and dryer. Located within walking distance to Inkwell beach with lifeguard and comfort station along Maine Ave. Steps to the Brand new Boardwalk, and Gardner's Basin. 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, Tanger Outlets Shopping with Bass Pro-Shops and Dave and Busters opening this year, the Borgata/MGM, Harrahs/Pool, Golden Nugget/Farleys Marina, Hard Rock/Steel Pier, Resorts/Margaritaville, Ocean Casino Resort, and Showboat/ Island Water Park now open! SUPER LOW TAXES - Low flood insurance about \$865 a year, and low H.O.A. fee of only \$75 a month. This home will qualify for FHA and VA loans, as well as up to \$50,000.00 in 1st time home buyer grant programs!! Private Financing may also be available starting at 10%, or buy it with several Bitcoins!!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	One Car	Dining Area
	Deck	Attached Garage	Laundry/Utility Room
	Fenced Yard		Pantry
	Paved Road		Storage Attic
	Porch		
	Sidewalks		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Disposal	Furnished	Crawl Space
Storage	Dishwasher		
Smoke/Fire Alarm	Dryer		
Walk In Closet	Electric Stove		
	Microwave		
	Refrigerator		

# Berger Realty

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