



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

Berger Realty

• Since 1928 •



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500



✉ oc17@BergerRealty.com

Self Cleaning Oven
Washer

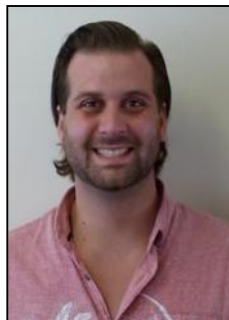
Heating
Forced Air
Gas-Natural

Cooling
Ceiling Fan(s)

HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Colin Halliday
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: ceh@bergerrealty.com

