



1 Sloop
Atlantic City, NJ 08401

Asking \$305,000.00



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!! Or buy it with about 3 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	Dishwasher	Furnished	Crawl Space
Detector	Disposal		
Smoke/Fire Alarm	Dryer		
Storage	Electric Stove		
Walk In Closet	Microwave		
	Refrigerator		

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Self Cleaning Oven
Washer

Heating
Forced Air
Gas-Natural

Cooling
Ceiling Fan(s)

HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Ken Sedberry
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: kas@bergerrealty.com

