



119 New Jersey  
 Atlantic City, NJ 08401

Asking \$300,000.00



### COMMENTS

Beautiful Grammercy Park Townhome for sale. This unit is located in the interior of the development and off the main streets and has been fully renovated within the past 2-3 years with no expense spared. Furnace, AC, Water Heater, and all other renovations are 2 years old. This very well maintained and stately development is one of only two fully gated communities in the city, covers insurance and flood insurance so owners only need an HO6 Policy, features no monthly parking fees, outdoor street parking, off-site association, permits certain pets, has a low monthly HOA Fee, Super Low Taxes, an outdoors seating area to relax in surrounded by Cherry Blossoms, and an Ideal location within the city. This large two story townhome features cathedral ceilings in the living room, full size storage attics, stainless appliances, built in microwave, marble counter tops, tiled backsplash, tiled bathrooms, gas cooking, gas forced air heating, central AC, washers & dryers, and an attached two car garages. Located only two short blocks from Showboats new indoor waterpark, steps to the Jersey Shore Beaches, Atlantic Ocean, and World Famous Boardwalk, the Ocean Casino, Hardrock & Steel Peir, Resorts & Margaritaville! Close to Absecon Lighthouse, Tanger Outlets Shopping, 5 Star Nightlife, World Class Shopping, Gardners Basin, Back Bay Ale House, Gilchrest, AC Aquarium, Fishing Jettys & Peirs, Borgata, Harrahs, Golden Nugget & Farley Marina, the Little Water Distillery, Axe Throwing, and Seed Brewery! Purchase can be made with Cash, Hard Money, or conventional Financing only, no FHA loans, or buy it with a few of your bitcoins, or contact us about private financing starting as low as 10%. This is an Owner Occupied development which means they dont permit rentals of any kind. You may use this as your primary, secondary, or even as your private ShoreTown getaway for your family and friends and enjoy the best amenities that Atlantic City has to offer.

### PROPERTY DETAILS

Exterior Brick	ParkingGarage Attached Garage	OtherRooms Dining Area Laundry/Utility Room Storage Attic
Heating Forced Air Gas-Natural	Cooling Central	Water Public Water Public Sewer

