



**35 Laclede  
Atlantic City, NJ 08401**

**Asking \$1,250,000.00**



SJSRMLS

#### COMMENTS

An elegant throwback to the grand era of Lower Chelsea's heyday. This home is in one of the most prestigious historical districts of Atlantic City. Built in 1903, this historic 4 story home offers old world charm with modern updates. Just a few steps from the beach, this classic home features an all- season deck with water views, custom bathrooms, a newly renovated kitchen and plenty of sunlight. It showcases high ceilings, hardwood flooring, and custom woodwork throughout. The newly renovated kitchen includes an oversized center island, with quartz countertops, Cafe' stainless steel appliances and a commercial stove along with endless counter space. The extended formal kitchen also has a Butler Bar with a beverage fridge, a high-end pull-out microwave drawer, as well as 42" cabinets for extra storage and extended counter space! The large dining room opens into a beach chic living space for TV and relaxation with a coastal powder room to match! Here is your opportunity to own a tastefully designed turn key, 7 bedrooms and 4.5 bathrooms home which is ideal for summer or year round living. Relax with your morning coffee or evening glass on the all-season deck large enough for any party; a space most-loved, complemented by stunning ocean views. Each bedroom is like a private sanctuary, offering its own unique ambiance and intimate atmosphere. Some favorite spaces are so great they're named.. The Boardwalk Bliss is a quiet elegant space named after the iconic boardwalk in Atlantic City. The Red Room is a captivating space that exudes a sense of warmth and intrigue with a large bedroom, an en suite bathroom, and a quaint connecting suite filled with undeniable charm. The Suite Royale is the primary bedroom, fit for a king and a queen featuring an en suite bathroom with a beauty nook, a cozy lounge space, as well as an office area. In addition to the charming top floors, this home offers a downstairs unit or in-law quarters completely separate from the rest of the house. This spacious unit offers ample room for comfortable living and provides the same generous floor area as the upper level boasting 2 bedrooms, 1 bath, and its own laundry room. This space is great for extra storage or an extended living area! This home is perfectly situated within a small walk to the beach, boardwalk, and transportation, ensuring you enjoy the coastal lifestyle to the fullest. Restaurants, casinos, and local attractions are all within walking distance, making this an ideal location for those who love to explore the vibrant local scene. This turn-key home is not just a place to live but a lifestyle investment. Whether you're looking for the perfect family home, a profitable Airbnb property, or a savvy investment opportunity, this property checks all the boxes. It is MADE for true coastal living with huge outdoor entertainment areas including room for dining, BBQ's, games, and so much more! The buildable lot next door is also for sale, zoned residential and is brimming with potential. It is a rare street to street property with city water and sewer, offering views of the ocean, beach, and boardwalk. The lot is ELIGIBLE FOR 5/10 YEAR TAX ABATEMENT.

# Berger Realty

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## PROPERTY DETAILS

|  |   |   |  |
|--|---|---|--|
| Exterior<br>Vinyl  | OutsideFeatures<br>Fenced Yard<br>Porch<br>Porch Screened<br>Sidewalks<br>Sprinkler System                                      | ParkingGarage<br>None                             | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>In-Law Quarters<br>Laundry/Utility Room<br>Library/Study |
| InteriorFeatures<br>Kitchen Center Island<br>Security System | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Heating<br>Forced Air<br>Gas-Natural<br>Hot Water | Cooling<br>Central<br>Electric   |
| Water<br>Public  | Sewer<br>Public Sewer   |   |  |



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