

**35 laclede  
Atlantic City, NJ 08401**

**Asking \$1,700,000.00**



SJSRMLS

#### COMMENTS

An elegant throwback to the grand era of Lower Chelsea's heyday. This home AND additional lot is located 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. The lot next-door is a rare street to street property, it is a vacant buildable lot boasting 3049.2 sqft, the property is zoned as a single family dwelling, with city water and sewer. Strategically located in the center of the block between Atlantic Ave and Ventnor Ave WITH VIEWS OF THE BEACH, OCEAN, AND BOARDWALK! These properties are just a few steps from 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 classic home features an all- season deck with water views, custom bathrooms, a newly renovated Chef's kitchen and plenty of sunlight. It showcases high ceilings, new flooring, and signature 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. 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. 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. 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 turn-key home is not just a place to live but a lifestyle investment. It is MADE for true coastal living with huge outdoor entertainment areas including room for dining, BBQ's, games, and so much more! The vacant property is uniquely suited for someone who wants to build their dream home on the South Jersey Shore, expand the gorgeous current home, or rezone it for another purpose such as a pool! A survey of

# Berger Realty

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the property which is 10ft above sea level was conducted in 2020 by Arthur W Ponzio & Associates Inc of Atlantic City, NJ. It is ELIGIBLE FOR 5/10 YEAR TAX ABATEMENT. Don't miss out on this incredible opportunity! Take advantage of the generous TAX ABATEMENT!

## PROPERTY DETAILS

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



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