

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**4103 Boardwalk**  
**Atlantic City, NJ 08401**

**Asking \$1,999,999.00**



## COMMENTS

One-of-a-Kind Luxury Townhouse – Ocean Views from Every Floor! This rare gem is the perfect opportunity for a dream family home or a smart investment. Located directly on the iconic Atlantic City Boardwalk, this 4-bedroom, 4.5-bath luxury townhouse offers unmatched ocean views from every level, including the expansive rooftop deck. Designed with comfort and style in mind, this home features: 2 gas fireplaces, 5 private balconies, designer fixtures throughout, elevator access to all floors, first-floor bedroom suite, outdoor shower & hot tub, and attached 2-car garage. Enjoy peace of mind with reduced property taxes for the next 14 years and a strong rental history (please see attached documents). Currently managed and advertised for short-term rentals by Hosthouse, this property already has bookings lined up for the coming months—giving you the option to step right in to a pre-existing relationship and start earning right away or to customize the timeline to suit your needs. This is a rare opportunity you don't want to miss—luxury, income potential, and an unbeatable location. No showings until after May 18

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Deck	Two Car	Dining Area	Carbon Monoxide Detector
Fenced Yard	Attached Garage	Great Room	Elevator
Outside Shower		Laundry/Utility Room	Security System
Patio		Pantry	Storage
Sprinkler System			Smoke/Fire Alarm
			Walk In Closet



Ask for Phillip Bellucci  
Berger Realty Inc  
Also Included Heating  
See Remarks Gas-Natural  
1330 Bay Avenue Ocean City  
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Water  
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