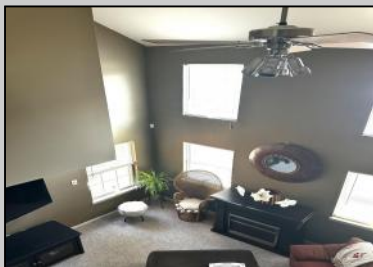


# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



117 New Jersey  
Atlantic City, NJ 08401

Asking \$299,000.00



## COMMENTS

Spacious 3 bedrooms, 2 1/2 baths charming unit. Unique condo location being at the end of the beautiful tree-lined courtyard, with cherry blossoms and blooming flowers, great for entertaining friends or just idly sitting on its benches just next to your own unit! Enjoy this courtyard scenery as the management takes care of these grounds for you. Homeowner has enjoyed living here for 20+ years! This well maintained unit has a spacious Master bedroom & bathroom, cathedral ceiling, custom-made shelves on the staircase, foyer and downstairs' bathroom. Selling in "as-is" condition. Highly elevated property location that no flood waters reached it during Hurricane Sandy! Air conditioning unit is less than a year old. Managed by Atlantic Realty Management. Located within walking distance to the boardwalk, Historic Gardner's Basin, etc., Close to the casinos, newly built Water Park, beach, aquarium, Brigantine, churches, hospitals etc!!! Easy to show. Proof of funds /pre-qual required prior showing.

## PROPERTY DETAILS

Exterior Brick	ParkingGarage Two Car	InteriorFeatures Cathedral Ceiling(s) Master Bath Skylight	Heating Forced Air Gas-Natural
Cooling Central	HotWater Electric	Water Public Water	Sewer Public Sewer



Ask for Barbara Fasy  
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