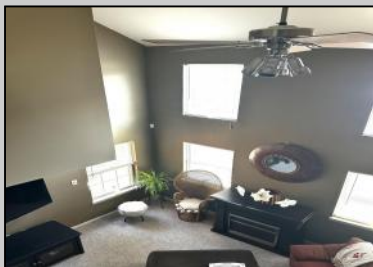


Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
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 Donald Edwards
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: dwe@bergerrealty.com

