

# Berger Realty

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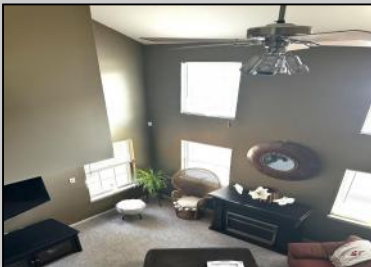
Ocean 17  
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Ocean City, NJ 08226  
609-391-0500

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**117 New Jersey  
Atlantic City, NJ 08401**

**Asking \$299,000.00**

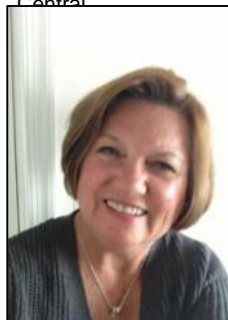


## COMMENTS

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



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