

# Berger Realty

Since 1928



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



**3101 BOARDWALK**  
**Atlantic City, NJ 08401**

**Asking \$565,000.00**



## COMMENTS

**OUTSTANDING VIEWS!** Walk In & Feel the Luxury Design as you take in the breathtaking Ocean waves and Atlantic city skyline right from your living room. Everything is new and around 6 months old. The details and perks in this design are fun. The granite counter tops, and self-closing Kraft made cabinets and pullouts make it a delight to be in the kitchen. It's an open plan and it has everything. A Sensor faucet, GE Profile appliances WiFi connected, an electric range with an air fryer, a new Bosch heat pump a dishwasher with a top silverware tray, stainless steel Breville toaster. Black out shades with a lifetime warranty and one with a motorized remote. Enjoy the Olympic size indoor pool and large sunning deck, gym, steam room, pool table room and other amenities on the 6th floor. Walk out your door to the famous AC Boardwalk and Beach. Steps away from the casinos, 246 restaurants, shopping, and a huge outdoor outlet mall. Ride the tram, walk, or bike on the boardwalk to your destination. Pet friendly! The condo fee is \$1,276.52 an a special assessment of \$626.73 for a total of \$1,903.24 per month. The special assessment of \$626.73 has only been voted on by the Board until the end of 2024. Unassigned garage parking. First car is \$500 and that is good for as long as you own the unit. Second car is \$300 per year.

## PROPERTY DETAILS

|          |                 |                      |                  |
|----------|-----------------|----------------------|------------------|
| Exterior | ParkingGarage   | OtherRooms           | InteriorFeatures |
| Stucco   | Attached Garage | Eat In Kitchen       | Hardwood Floors  |
|          |                 | Laundry/Utility Room |                  |
|          |                 | Pantry               |                  |



Ask for Dave Zelinski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: djz@bergerrealty.com

