

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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3101 Boardwalk  
Atlantic City, NJ 08401

Asking \$1,895,000.00



## COMMENTS

Spectacular 3,300 SF 4-bedroom 4-bath penthouse with extraordinary views from its 17' glass wall of windowing with remote shade. It's the finest condo unit up and down the coast. The panoramic views of the Ocean, Bay and Marina from the 34th floor is mesmerizing from the living room, dining room, kitchen and all bedrooms. Furnishings included. It's a MUST SEE! 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! \*\*\*CALL FOR SUMMER AND YEAR LONG LEASE RATES. There was a Special Assessment Fee of \$1,368 per month that has been fully paid by seller for all of 2024 and there will NOT be any pro rata at settlement. 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

ParkingGarage	OtherRooms	InteriorFeatures	Heating
See Remarks	Dining Room	Bar	Electric
	Eat In Kitchen	Cathedral Ceiling(s)	Forced Air
	Laundry/Utility Room	Foyer	Heat Pump
	Library/Study	Master Bath	
	Pantry	Pets Allowed	
	Primary BR on 1st floor	Wall to Wall Carpet	
	Reduction in Price		

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