Berger Realty
● Since 1920 ●

Berger Realty, Inc.
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REALTOR

3101 BOARDWALK
Atlantic City, NJ 08401

Asking $550,000.00

COMMENTS

PANORAMIC DIRECT OCEAN FRONT, SUNSET AND BAY VIEWS from this totally renovated 3 bedroom 2.5 bath beauty. Sold mostly furnished with some exceptions. Stunning tile and laminate floors, ceiling fans thru-out, eat-in-kitchen to sit and watch the waves wash upon the shore, granite counters, designer cabinetry, recessed lighting, an open floor plan great for entertaining friends and family. This 1068 sq. ft masterpiece is perfect for a luxurious and relaxing lifestyle. Fabulous amenities include a year 'round pool, social rooms with WIFI, tennis, wet and dry saunas, library, 24/7 security, valet or self parking and a concierge to help you with packages and information. Currently no bike room or storage lockers are available. Owner pays a one time lifetime parking fee of $500. for one unassigned parking space for a primary car. All additional cars are a non-guaranteed space at $300. per car per year. The 2 balconies are currently not accessible while repairs are on-going. The monthly condo fee is $1,813.89 plus a special assessment of 890.58 with a total monthly payment of $2,704.47. The fees will be reviewed at the end of 2024 and may be changed in 2025 going forward. The prestigious OCEAN CLUB is located near casinos, entertainment, casual and gourmet dining, transportation and shopping. Located along the famous Atlantic City boardwalk and beach. Unit is rented for July and August. Purchase now and pro-rate rent to lower your sale price. You'll have Memorial Day to the end of June to use the unit. Or buy after lease ends and start enjoying this spectacular unit.

PROPERTY DETAILS

OtherRooms	InteriorFeatures	Heating
Breakfast Nook	Foyer	Electric
Dining Area	Master Bath	Heat Pump
Eat In Kitchen	Pets Allowed	
Water	Sewer	
Public Water	Public Sewer	

Ask for Nicole Williams
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