



**3851 Boardwalk  
Atlantic City, NJ 08401**

**Asking \$229,900.00**



**COMMENTS**

Oceanfront Luxury with Unparalleled Southern Views. Welcome to The Enclave, Atlantic City's premier oceanfront condominium, where luxury meets location. Rising 21 stories high, this prestigious complex features 232 exclusive residences and sits beachfront and boardwalk-front at the southernmost point of Atlantic City—right on the border of Ventnor. Unit 1806 – A Sky-High Sanctuary with Breathtaking Views Perched on the 18th floor, Unit 1806 offers an unrivaled southern exposure, delivering panoramic, unobstructed views of the Atlantic Ocean, the golden shoreline, and the entire 1.5-mile Ventnor Boardwalk. From this vantage point, your daily backdrop extends across Ventnor, Margate, Longport, and even as far as Ocean City, NJ—a horizon of endless beauty. **Luxury Amenities & Hassle-Free Living** The Enclave is renowned for its meticulously maintained facilities and low association fees, making it a superior choice for coastal living. The HOA covers cable, water, sewer, maintenance, and a suite of resort-style amenities, including: Dual Hot Tubs – Relax with ocean views, Indoor and Outdoor Swimming Pool – A serene escape steps from the beach, Billiards Room & Club Lounge – Perfect for social gatherings, State-of-the-Art Fitness Center – Complete with weight room and sauna (separate for men & women), Parking Garage – Convenience and security, 24/7 Security & Front Desk Concierge – Ultimate peace of mind. **Sophisticated Interior Upgrades:** This move-in-ready studio has been thoughtfully upgraded with modern finishes, including: Granite Kitchen Countertops – Sleek and stylish, Bright White Appliance Package – A clean, contemporary look, Upgraded Bathroom – Glass-enclosed shower, upgraded vanity, and waterfall faucet. Your Private Oceanfront Balcony – A Gateway to the Soul: Step onto your private balcony and let the Atlantic Ocean enchant your senses. The rhythm of crashing waves, the morning sunrise over the water, and the daily visits from shoreline waterfowl create a truly heavenly experience. This is where you will spend your mornings, your evenings, and your most peaceful moments. **Effortless Coastal Living:** Newer Bradford White Hot Water Heaters (One for the bathroom, a smaller one for the kitchen): Electric Heat Pump – Year-round comfort with central air and heat. The ONLY utility bill is electric—a rare, cost-efficient advantage. **A Prime Location** – Across from Stockton University For investors or those seeking alternative student housing, The Enclave is immediately across from Stockton University, presenting an exceptional opportunity to own a premier unit in an unbeatable location. **A Rare Opportunity** – Make This Oceanfront Retreat Yours: Unit 1806 stands apart from other listings in The Enclave thanks to its coveted southern exposure and awe-inspiring, panoramic views. This is more than just a condo—it's a lifestyle. Experience it for yourself—schedule your private tour today!

**PROPERTY DETAILS**

ParkingGarage	InteriorFeatures	Heating	Cooling
See Remarks	Elevator	Heat Pump	Central

# Berger Realty

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