

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**151 Annapolis Ave.**  
**Atlantic City, NJ 08401**

**Asking \$265,000.00**



## COMMENTS

**\*\*\*BAY COLONY CONDOMINIUMS ATLANTIC CITY NEW LISTING ALERT\*\*\*2 BED 1.5 BATH\*\*\*END UNIT\*\*\*UPDATED KITCHEN WITH STAINLESS STEEL APPLIANCE PACKAGE\*\*\*UPDATED CARPET AND LVP FLOORING IN BEDROOMS\*\*\*UPDATED BATHROOM\*\*\*HIGH CEILINGS\*\*\*BULKHEAD ACCESS\*\*\*PRIVATE DECK\*\*\*TAXES \$5,633\*\*\***  
Welcome to Bay Front Colony Condominium in beautiful Atlantic City! This meticulously maintained property offers 2 spacious bedrooms and 1.5 updated bathrooms, perfect for comfortable living and entertaining. The modern kitchen boasts stainless steel appliances and updated flooring throughout, adding a touch of elegance to your home. Step outside onto your private deck to enjoy stunning water views and easy bulkhead access. Ideal for boat or jet ski owners, you can conveniently park your watercraft and take advantage of the breathtaking bay scenery. Just a short trip will take you to the beach or ocean, offering the best of both worlds. The HOA condo fee includes comprehensive management and maintenance services, as well as sewer, water, and flood insurance, ensuring a hassle-free living experience. Don't miss out on this exceptional opportunity to enjoy waterfront living with all the amenities you need at Bay Front Colony Condominium. Your serene oasis awaits! Seller offering financing. Terms: 30% downpayment. 6% rate for up to 15 years.

## PROPERTY DETAILS

Exterior Vinyl	ParkingGarage None	InteriorFeatures Master Bath Pets Allowed	Heating Electric Forced Air
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Ask for Thomas Horan  
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