

# Berger Realty

Since 1928



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37 Annapolis  
Atlantic City, NJ 08401

Asking \$999,000.00



## COMMENTS

Welcome to Lower Chelsea Townhomes, an exclusive new construction community nestled in the heart of Atlantic City's historic Lower Chelsea neighborhood, located at 37 S. Annapolis Avenue. This limited offering of luxury townhomes blends modern coastal design with timeless sophistication—just steps from the beach, Boardwalk, and Chelsea Harbor. Step inside and experience open-concept living designed for both style and functionality. The gourmet kitchen features custom cabinetry, quartz countertops, a spacious center island, and state-of-the-art GE appliances, ideal for entertaining or everyday comfort. Oversized windows flood the space with natural light, highlighting the French white oak engineered flooring and refined finishes throughout. The living and dining areas flow effortlessly to multiple private decks, creating seamless indoor-outdoor living perfect for the shore lifestyle. Upstairs, retreat to the luxurious primary suite with high ceilings, a private deck, and a spa-inspired bathroom featuring floor-to-ceiling tile, a double vanity, a frameless glass shower, radiant heated floors, and a Toto Neorest smart toilet. Additional features include smart-home technology, a finished garage, an outdoor shower, and energy-efficient systems, all designed to support low-maintenance, year-round living and of course no shore home is complete without a private backyard and rear patio area. Whether you're seeking a full-time residence, weekend escape, or investment opportunity, Lower Chelsea Townhomes delivers the rare combination of luxury, location, and lifestyle. Please ask about the 5-Year Tax Abatement for all new construction.

## PROPERTY DETAILS

| Exterior    | ParkingGarage | OtherRooms           | InteriorFeatures      |
|-------------|---------------|----------------------|-----------------------|
| Vinyl       | One Car       | Den/TV Room          | Kitchen Center Island |
|             |               | Dining Area          | Master Bath           |
|             |               | Eat In Kitchen       |                       |
|             |               | Great Room           |                       |
|             |               | Laundry/Utility Room |                       |
| Heating     | Cooling       | HotWater             |                       |
| Forced Air  | Central       | Gas                  |                       |
| Gas-Natural | Gas           |                      |                       |

Sewer  
Public Sewer

