

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**3101 Boardwalk  
Atlantic City, NJ 08401**

**Asking \$1,695,000.00**



## COMMENTS

Gorgeous 3,474 SF Penthouse 34th Floor. 4-bedroom including Murphy bed sleeping area, 2 1/2 bath. In brand new condition with beautifully handcrafted cabinetry and built-ins throughout. Furnishings included. Enjoy working from your in-home office while watching the surf. Panoramic views everywhere. 17' glass wall of windowing with remote shades. 1st floor has living room, formal dining room, eat-in kitchen, bar area. 2nd floor 3 bedrooms, dressing room, walk-in closet, media lounge and theater area. 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 is a Special Assessment Fee of \$1,572 per month for 2025. Total condo fees \$5,031 per month. Unassigned garage parking. Parking \$500 for first car and it is a one time charge, second car \$300 per year.

## PROPERTY DETAILS

Exterior	ParkingGarage	Heating	Water
Concrete	Attached Garage	Electric	Public Water
		Heat Pump	

Sewer  
Public Sewer



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: ls@bergerrealty.com

