



**1907 Kuehnle Ave**  
**Atlantic City, NJ 08401**

**Asking \$750,000.00**



**COMMENTS**

Imagine breathtaking sunsets over the tranquil waters of your very own lagoon. This spectacular waterfront property in Venice Park offers a once-in-a-lifetime opportunity to embrace a lifestyle defined by serenity, exclusivity, and natural beauty. With rare exclusive Riparian rights, you'll enjoy unparalleled access to the water directly in front of your property, providing the ultimate in privacy and water-based activities like boating and fishing. This is a truly one-of-a-kind retreat. Wake up to stunning water views and enjoy the soothing sounds of the lagoon right from your doorstep. The sunsets are nothing short of spectacular, creating the perfect backdrop for your waterfront lifestyle. Fish from your own private covered dock, or take full advantage of multiple boat slips, with potential to convert the deck into a covered slip that can accommodate a boat lift. Designed for enjoyment, this home features an oversized pavilion, hot tub, sauna room, putting green, and sports courtyard—offering year-round entertainment and relaxation for both intimate moments and larger gatherings. Located just a short drive from popular casinos and pristine beaches, you'll have the best of both entertainment and coastal living right at your fingertips. The property offers complete privacy, with a full fence providing a secure and secluded oasis. Inside, the home is updated with comfort and modern style. It includes three spacious bedrooms, two full bathrooms, and a versatile bonus room that can be used for work, play, or relaxation. The sun-drenched observatory room is the perfect spot to relax and soak in the views. Additional storage is available with generous walk-in closets and a large garage, ideal for hobbies or equipment. With the convenience of a washer and dryer, this home ensures that daily chores are a breeze. Whether you're seeking the ultimate waterfront lifestyle, an exciting place for water activities, or an incredible investment opportunity, this property offers it all. Don't miss the chance to own this exceptional piece of paradise. Schedule your private tour today and experience firsthand what makes this resort property so special.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Aluminum	Boat Slip	Attached Garage	Dining Room
Vinyl	Deck	See Remarks	Laundry/Utility Room
	Paved Road		Recreation/Family
	Sidewalks		
InteriorFeatures	AppliancesIncluded	Heating	Cooling
Sauna	Dishwasher	Baseboard	Window Units
Storage	Dryer	Electric	
Walk In Closet	Electric Stove		
	Refrigerator		

# Berger Realty

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Water  
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Sewer  
Public Sewer



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