

# Berger Realty

Since 1928



Berger Realty, Inc.  
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602 Connecticut  
Atlantic City, NJ 08401

Asking \$949,900.00



## COMMENTS

Introducing a rare chance to own a brand-new bayfront single family home in Atlantic City's hidden gem of Snug Harbor—priced under \$1 million. This luxury new construction offers 3 bedrooms, 3.5 baths, and a flexible den/office, nursery, or bunk room as a fourth sleeping space. Enjoy three levels of sweeping water views in one of the city's most peaceful waterfront neighborhoods. Designed for comfort and style, the home features an elevator, upscale finishes, and an upside-down layout to maximize light and bayfront views. The top floor offers a bright, open living space with cathedral ceilings, a gourmet kitchen with island, quartz countertops, and sleek finishes. The living area opens to a bayfront balcony—perfect for coffee or sunset cocktails. The second floor is a private primary suite with balcony, spa-like bath with soaking tub, dual vanity, walk-in closet, and glass-enclosed tile shower. The first floor includes three more rooms—one ideal as a bunk room, office, nursery, or den—plus a junior suite with bay views and en-suite bath, a third bedroom, and full hall bath. The ground level features garage and carport parking, storage, and a waterfront deck and dock—ideal for boating, paddleboarding, or simply enjoying the view. Just minutes from AC's top dining, casinos, and entertainment, this is coastal living at its best.

## PROPERTY DETAILS

Exterior	Outside Features	Parking	Garage	Other Rooms
Vinyl	Boat Slip	One Car		Dining Area
	Curbs			Eat In Kitchen
	Deck			Great Room
	Sidewalk			Laundry/Utility Room
<p>Call for Brian Kolmer Berger Realty Inc 109 E 55th St., Ocean City NJ 08226 Call 609-399-4211 Email to: bk@bergerrealty.com</p>				
	Appliances Included	Heating		
	Dishwasher	Gas-Natural		
	Disposal	Multi-Zoned		
	Gas Stove			
	Microwave			
	Refrigerator			
	Self Cleaning Oven			
	Washer			



Hot Water  
Tankless-gas

Water  
Public

Sewer  
Public Sewer