

# 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><b>Call for Joan S. Spencer</b><br/> <b>Berger Realty Inc</b><br/>           Appliances Included Heating<br/>           Dishwasher Gas-Natural<br/>           Disposal Multi-Zoned<br/>           Email to: jss@bergerrealty.com<br/>           Gas Stove<br/>           Microwave<br/>           Refrigerator<br/>           Self Cleaning Oven<br/>           Washer</p> |                  |         |        |                      |



Hot Water  
Tankless-gas

Water  
Public

Sewer  
Public Sewer