

# 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. 5 year Tax abatement and potential rate buy down available - call for details.

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Boat Slip Curbs Deck Side Walk	Parking Garage One Car	Other Rooms Dining Area Eat In Kitchen Great Room Laundry/Utility Room
	Call for Phillip Bellucci		
	Berger Realty Inc		
	1330 Bay Avenue, Ocean City		
	Call 609-391-1330		
	Email to: <a href="mailto:pjb@bergerrealty.com">pjb@bergerrealty.com</a>		
	Appliances Included Dishwasher Disposal Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Heating Gas-Natural Multi-Zoned	
Hot Water Tankless-gas	Water Public	Sewer Public Sewer	