

# 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
	<b>Call for Sean McGinnis</b> <b>Berger Realty Inc</b> 3160 Asbury Avenue, Ocean City Call 609-399-0076 Email to: smc@bergerrealty.com		
	<b>Appliances Included</b> Dishwasher Disposal Gas Stove Microwave Refrigerator Self Cleaning Oven Washer		



Hot Water  
Tankless-gas

Water  
Public

Sewer  
Public Sewer