



**502 Massachusetts  
Atlantic City, NJ 08401**

**Asking \$575,000.00**



**COMMENTS**

This upscale 3-story townhome has a wonderful water view of Smuggler's Cove and a spectacular panoramic view of Atlantic City from the One-of-A-Kind Rooftop Deck with all the amenities you would expect from a home of this caliber. This meticulously maintained 3BR, 3BA home has four private balconies. The open floor plan features a gourmet kitchen w/center island, granite counters, Stainless Steel appliances, several Smart Home upgrades, Brazilian hardwood floors and an ELEVATOR that goes from the oversized 2-car garage to the top floor making this property a great choice for those with mobility needs. The awesome primary bedroom suite has a walk-in closet, extra-large sit-in shower, whirlpool tub and radiant heated flooring in the bath along with a private balcony overlooking the cove. Currently a vacation rental. For the investors out there, this presents an excellent investment opportunity to own one, two, or all three side-by-side (triplex) townhomes as a package: These townhomes are typically rated within the top10% of Short Term Rentals (Airbnb/Vrbo's) in the city. These properties are set up and ready to "plug and play" as a rental. Smart home technology like Schlage Wi-Fi programmable door locks, exterior ring cameras, Google Nest Wi-Fi thermostats. Wi-Fi noise monitor and Wi-Fi connected door sensors. Everything needed to make running a short term rental an ocean breeze. This is a fantastic opportunity to own the very best in shore living with the option to earn income and capitalize on the fine reputation built by the hosts over the years.

**PROPERTY DETAILS**

|                          |                    |                  |                |
|--------------------------|--------------------|------------------|----------------|
| Exterior                 | OutsideFeatures    | ParkingGarage    | OtherRooms     |
| Vinyl                    | Deck               | Attached Garage  | Dining Area    |
|                          | Porch              | Auto Door Opener | Eat In Kitchen |
|                          |                    | See Remarks      |                |
|                          |                    | Two Car          |                |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded     | Basement       |
| Carbon Monoxide Detector | Dishwasher         | Curtains         | Crawl Space    |
| Elevator                 | Disposal           | Furnished        |                |
| Kitchen Center Island    | Dryer              |                  |                |
| Security System          | Gas Stove          |                  |                |
| Smoke/Fire Alarm         | Refrigerator       |                  |                |
| Storage                  | Self Cleaning Oven |                  |                |
| Walk In Closet           | Washer             |                  |                |
| Whirlpool                |                    |                  |                |

# Berger Realty

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