



**504 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 top 10% 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                    |  | Curbs              |  | Two Car          |  | Dining Area          |  |
|                          |  | Deck               |  | Attached Garage  |  | Eat In Kitchen       |  |
|                          |  | Sidewalks          |  | Auto Door Opener |  | Laundry/Utility Room |  |
|                          |  |                    |  | See Remarks      |  |                      |  |
| InteriorFeatures         |  | AppliancesIncluded |  | AlsoIncluded     |  | Basement             |  |
| Carbon Monoxide Detector |  | Burglar Alarm      |  | Curtains         |  | Crawl Space          |  |
| Elevator                 |  | Central Vacuum     |  | Furnished        |  |                      |  |
| Kitchen Center Island    |  | Disposal           |  | See Remarks      |  |                      |  |
| Security System          |  | Dryer              |  |                  |  |                      |  |
| Storage                  |  | Gas Stove          |  |                  |  |                      |  |
| Smoke/Fire Alarm         |  | Microwave          |  |                  |  |                      |  |
| Walk In Closet           |  | Refrigerator       |  |                  |  |                      |  |
| Whirlpool                |  | Self Cleaning Oven |  |                  |  |                      |  |
|                          |  | Washer             |  |                  |  |                      |  |

# Berger Realty

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