



**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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