



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

# Berger Realty

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