



**322 Madison**  
**Atlantic City, NJ 08401**

**Asking \$249,900.00**



**COMMENTS**

Vacant property & No Rental Restrictions! Great for AirBnB - Victoria Court recently renovated Single Family 2 story Townhouse with low HOA & low taxes in Uptown close to Inkwel Beach, Boardwalk, and Gardners Basin! Buyers may qualify for up \$50,000 in first time home buyers grants!! You may be able to make this purchase with little to no money out of pocket & own it for hundreds less then it would cost to rent it!! This home features a newer roof put on about 10 years ago, and has renovated bathrooms & kitchen with a full Stainless steel appliance package, utility room with washer and dryer, fresh paint, & new floors. Located just 2 to 3 blocks to the beach & boardwalk with life guard and comfort station. Walking distance to Historic Gardners Basin where you can enjoy breakfast at Gilchrist and sunsets at Back Bay Ale house, or spend the day at the AC Aquarium or the Marina. Close to the Absecon Lighthouse, Little Water Distillery, Sports Fields, The Borgata, Harrahs, Golden Nugget, Farley Marina, Hard Rock, Resorts, Ocean Resort, Showboat and the new Indoor Water Park! Furnishings are negotiable. There is plenty of street parking all around the development as well as a shared parking lot in the middle of the development. FHA, VA, and Conventional loans are all acceptable forms of finance.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	None	Dining Area
	Deck		Eat In Kitchen
	Patio		Laundry/Utility Room
	Paved Road		Pantry
	Porch		
	Sidewalks		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Disposal	Crawl Space	Forced Air
Smoke/Fire Alarm	Dishwasher	Outside Entrance	Gas-Natural
Walk In Closet	Dryer		
	Electric Stove		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer

# Berger Realty

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Central

Gas

Public

Public Sewer



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