

# Berger Realty

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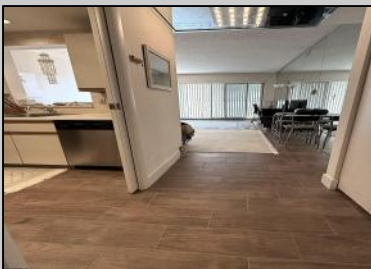
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55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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**3101 BOARDWALK #2902B-1**  
**Atlantic City, NJ 08401**

**Asking \$189,000.00**



## COMMENTS

Enjoy ocean and bay views from your private balcony in this spacious 1-bedroom, 1.5 bath condo. Wood like tiled floors flow from the hallways to the kitchen, living/dining area and bedroom. The kitchen includes sleek stainless steel appliances. There is a newer washer/dryer. Balcony will be accessible after floor is completed. Located in a pet-friendly building (with restrictions), you'll have access to resort-style amenities including: a year- round swimming pool, wet & dry saunas, social rooms with Wi-Fi, a library and 24/7 security. There is currently a wait-list for bike and storage lockers. Parking includes a one-time lifetime fee of \$500 for an unassigned space for your primary car. Additional vehicles may be accommodated for \$300/year (non-guaranteed). The monthly Condo fee is \$868. plus there is a special assessment of \$395. making the total monthly fee of \$1,263. Located just steps from the beach and boardwalk, and close to casinos, restaurants (both gourmet and casual), entertainment venues, and transportation. The surrounding area continues to grow with attractions like the Showboat Water Park, summer beach concerts, Stockton University expansion, mini-golf, outlet shopping, and more. Note: Showings are not available online. Please call Showing Time at 800-746-9464 to schedule an appointment.

## PROPERTY DETAILS

ParkingGarage	OtherRooms	InteriorFeatures	Heating
Attached Garage	Dining Area	Foyer	Electric
One Car		Master Bath	Heat Pump
		Pets Allowed	



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