



**107 Kentucky**  
**Atlantic City, NJ 08401**

**Asking \$699,000.00**



**COMMENTS**

Perfectly positioned on the coveted beach block of the legendary Atlantic City Boardwalk, a new era of sophisticated seaside living is emerging in the heart of the vibrant Orange Loop district. This exclusive collection of architecturally designed residences redefines modern coastal elegance, with the first 10 homes already underway, presenting a rare opportunity to secure a luxury beach block retreat steps from the sand, entertainment, and premier dining. The residence offers 3 expansive bedrooms and 3.5 inspired baths, meticulously finished with upscale designer selections. The oversized private garage accommodates 2-4 vehicles with flexible bonus storage space, while wide-plank luxury flooring and refined architectural details set an elevated tone throughout. The crown jewel is your private rooftop sanctuary, complete with sweeping ocean views, a sleek pergola, and a fully appointed wet bar, the ultimate space to entertain under the stars or savor quiet moments with the Atlantic breeze. Nestled within the fast-evolving Orange Loop, a premier cultural and entertainment district with dynamic growth and investment underway, these residences offer the rare combination of beachfront tranquility and cosmopolitan energy. Whether envisioned as an opulent vacation escape, an astute investment, or your next beach dream home, this limited release offers a chance to own a piece of Atlantic City's most exciting chapter. Unit 10 is being offered with intro pricing. Opportunities this rare are fleeting. Reserve your luxury residence today.

**PROPERTY DETAILS**

|                          |                     |                            |                      |
|--------------------------|---------------------|----------------------------|----------------------|
| Exterior                 | OutsideFeatures     | ParkingGarage              | OtherRooms           |
| Vinyl                    | Deck                | See Remarks                | Dining Area          |
|                          | Enclosed            | Outside Three or More Cars | Eat In Kitchen       |
|                          | Shower              |                            | Great Room           |
|                          | Paved Road          |                            | Laundry/Utility Room |
|                          | Sidewalks           |                            |                      |
|                          | Sprinkler System    |                            |                      |
| InteriorFeatures         | AppliancesIncluded  | Heating                    | Cooling              |
| Carbon Monoxide Detector | Dishwasher Disposal | Gas-Natural                | Central              |
| Kitchen Center Island    | Dryer               |                            |                      |
| Smoke/Fire Alarm         | Gas Stove           |                            |                      |
| Storage                  | Microwave           |                            |                      |
| Walk In Closet           | Refrigerator        |                            |                      |
|                          | Self Cleaning Oven  |                            |                      |
|                          | Washer              |                            |                      |

# Berger Realty

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HotWater  
Electric

Water  
Public

Sewer  
Public Sewer



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