



**15 Tallahassee**  
**Atlantic City, NJ 08401**

**Asking \$1,290,000.00**



**COMMENTS**

Location, Location, Location! Less than two blocks from the beach and boardwalk, this beautiful spacious Southside Lower Chelsea home offers six bedrooms, four full baths, and an open, inviting floor plan perfect for year-round living or a summer retreat. Since 2020, the current owner has thoughtfully updated both the interior and exterior while maintaining the classic old world charm. Step up to the inviting front porch with new composite decking and railings, then into the sunny enclosed porch with hardwood floors, windows on three sides bringing in the most amazing light, and cozy radiator heat. Inside, the open-concept living and dining areas feature soaring 9' ceilings and flow seamlessly into a stunning chef's kitchen. The kitchen boasts a marble island with seating for 4-6, stainless steel appliances including a six-burner gas range, Bosch dishwasher, double-door refrigerator, and built-in microwave, plus marble counters, subway tile backsplash, pantry, wine cooler, and dedicated desk area. French doors lead to the rear deck and private fenced in yard, complete with greenery, patio, firepit, grill, and an enclosed outdoor shower. The second floor offers four grand bedrooms and two full baths, including a primary suite with private bath. The third floor has two additional large bedrooms and another full bath. Hardwood floors, ample closet space, and natural light continue throughout this classic home. The unfinished basement provides endless potential with excellent ceiling height, laundry (washer, dryer, and whole house water filtration system included), and versatile space for a playroom, bar, or entertaining space with direct access to the yard. Updated systems include dual Williamson boilers, a Bradford White hot water heater, and modern electrical panels. Additional highlights include a detached brick garage (currently a home gym), parking for up to three additional cars, lawn sprinklers, mature landscaping for privacy, and plenty of storage. This home truly combines coastal living with modern upgrades—all less than two blocks from the sand, surf, and iconic Atlantic City boardwalk.

**PROPERTY DETAILS**

| Exterior                  | OutsideFeatures | ParkingGarage   | OtherRooms           |
|---------------------------|-----------------|-----------------|----------------------|
| Fiber Cement Board Siding | Curbs           | Attached Garage | Dining Area          |
|                           | Enclosed Shower | Outside One Car | Eat In Kitchen       |
|                           | Fenced Yard     |                 | Laundry/Utility Room |
|                           | Outside Shower  |                 | Pantry               |
|                           | Patio           |                 |                      |
|                           | Paved Road      |                 |                      |
|                           | Porch           |                 |                      |
|                           | Porch Enclosed  |                 |                      |
|                           | Sidewalks       |                 |                      |

# Berger Realty

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## Sprinkler System

| InteriorFeatures         | AppliancesIncluded | AlsoIncluded | Basement                |
|--------------------------|--------------------|--------------|-------------------------|
| Carbon Monoxide Detector | Dishwasher         | Blinds       | 6 Ft. or More Head Room |
| Kitchen Center Island    | Disposal           | Drapes       | Full                    |
| Smoke/Fire Alarm         | Dryer              | Shades       | Inside Entrance         |
| Storage                  | Gas Stove          |              | Masonry Floor/Wall      |
|                          | Microwave          |              | Outside Entrance        |
|                          | Refrigerator       |              | Plumbing                |
|                          | Washer             |              | Slab                    |
|                          |                    |              | Unfinished              |
| Heating                  | Cooling            | HotWater     | Water                   |
| Forced Air               | Central            | Gas          | Public                  |
| Gas-Natural              | Electric           |              |                         |
| Hot Water                | Multi-Zoned        |              |                         |
| Multi-Zoned              | Wall Units         |              |                         |
| Sewer                    |                    |              |                         |
| Public Sewer             |                    |              |                         |



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