

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**39 Annapolis**  
**Atlantic City, NJ 08401**

**Asking \$1,900,000.00**



## COMMENTS

Unbelievable duplex opportunity in Atlantic City's historic Lower Chelsea neighborhood. Welcome to Lower Chelsea Townhomes at 39 S. Annapolis Avenue—an exclusive new construction blending modern coastal design with timeless sophistication, just steps from the beach, Boardwalk, and Chelsea Harbor. Perfect for large or multi-generational families, this spacious duplex offers flexible living with exceptional rental potential or the ideal private retreat. Each residence features open-concept living, a gourmet kitchen with custom cabinetry, quartz countertops, center island, and premium GE appliances. Oversized windows fill the home with natural light, highlighting French white oak flooring and refined finishes throughout. The primary suites offer high ceilings, private decks, and spa-inspired baths with double vanities, frameless glass showers, radiant heated floors, and Toto Neorest smart toilets. Additional highlights include smart-home technology, finished garages, outdoor showers, and energy-efficient systems. The backyard is fully approved and permitted for a future pool installation. With an impressive 50-foot rear lot depth, the property provides ample space to create a spectacular pool and outdoor living area tailored to your lifestyle. Please note that the current sales price does not include the pool. Whether used as a family compound, vacation home, or income property, this duplex delivers the ultimate combination of luxury, location, and lifestyle. 5-Year Tax Abatement available for new construction. \*All photos reflect entire project. Note that Floor Plan is for entire building. A is on the Right, B is on the Left. For inquiries, please call.

## PROPERTY DETAILS



Central  
Multi-Zoned

ParkingGarage OtherRooms  
On-site for Alexandra Day  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: aaa@bergerrealty.com  
Dining Area  
Eat In Kitchen  
Great Room  
Kitchen  
Laundry/Utility Rm  
Recreation/Family

HotWater  
Gas

Water  
Public

Heating  
Forced Air  
Gas-Natural



Public Sewer