

# Berger Realty

Since 1928



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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 oversized backyard showcases a resort-style pool with elegant hardscaping and lush landscaping—perfect for entertaining or relaxing. 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

### Outside Features



Multi-Zoned

### Parking/Garage

One Car

### Other Rooms

Den/TV Room

Dining Area

Eat In Kitchen

Great Room

Kitchen

Laundry/Utility Rm

Remodeling Family

### Heating

Forced Air

Gas-Natural

Hot Water

Gas

Water

Public



Ask for Brian Kolmer

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