

# Berger Realty

Since 1928



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**39 Annapolis (A)**  
**Atlantic City, NJ 08401**

**Asking \$949,000.00**



## COMMENTS

Welcome to 39 S. Annapolis Avenue, a stunning new single-family home in Atlantic City's historic Lower Chelsea neighborhood. This new construction residence offers modern coastal design, timeless sophistication, and an unbeatable location just steps from the beach, Boardwalk, and Chelsea Harbor. The open-concept floor plan features a gourmet kitchen with custom cabinetry, quartz countertops, a large center island, and GE appliances. Oversized windows fill the home with natural light, highlighting French white oak engineered flooring and refined finishes throughout. The living and dining areas open to multiple private decks for seamless indoor-outdoor living. The luxurious primary suite offers high ceilings, a private deck, and a spa-inspired bath with floor-to-ceiling tile, double vanity, frameless glass shower, radiant heated floors, and Toto Neorest smart toilet. Additional features include smart-home technology, a finished garage, outdoor shower, energy-efficient systems, and a private backyard with a rear patio—perfect for entertaining or relaxing. Designed for low-maintenance, year-round living, this home delivers the ideal 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

|                   |                          |                                                                                    |                                                                                 |
|-------------------|--------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Exterior<br>Vinyl | ParkingGarage<br>One Car | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave |
|-------------------|--------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|



Ask for John Clarke  
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Cooling  
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