



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

**Asking \$979,000.00**



**COMMENTS**

Welcome to Lower Chelsea Townhomes, an exclusive new construction community in the heart of Atlantic City's historic Lower Chelsea neighborhood at 39 S. Annapolis Avenue. This limited collection of luxury single-family homes combines modern coastal design with timeless sophistication—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 high-end 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, creating seamless indoor-outdoor living perfect for the shore lifestyle. The 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 rear patio. Enjoy a resort-style outdoor pool surrounded by elegant hardscaping and lush landscaping—perfect for relaxing or entertaining all summer long. Designed for low-maintenance, year-round living, Lower Chelsea Townhomes deliver 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           | OutsideFeatures | ParkingGarage | OtherRooms           |
| Vinyl              | Pool-In Ground  | One Car       | Den/TV Room          |
|                    |                 |               | Dining Area          |
|                    |                 |               | Eat In Kitchen       |
|                    |                 |               | Great Room           |
|                    |                 |               | Laundry/Utility Room |
| AppliancesIncluded | Heating         | Cooling       | HotWater             |
| Dishwasher         | Forced Air      | Central       | Gas                  |
| Disposal           | Gas-Natural     | Gas           |                      |
| Dryer              |                 |               |                      |
| Gas Stove          |                 |               |                      |
| Microwave          |                 |               |                      |
| Refrigerator       |                 |               |                      |
| Self Cleaning Oven |                 |               |                      |
| Washer             |                 |               |                      |

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Water  
Public

Sewer  
Public Sewer



Ask for Adelaide Misal  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [ahm@bergerrealty.com](mailto:ahm@bergerrealty.com)

