

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



**3914 Phyllis Ave  
Atlantic City, NJ 08401**

**Asking \$239,000.00**



## COMMENTS

Live where the action is. Atlantic City's hidden gem. This excellent semi-detached home is in the Chelsea Harbor section of AC. Where the upstairs bedroom has a balcony with views of the ocean. Ideal for Seasonal renting. The location is very desirable. Main floor has a sitting area for extra space. Ample sized Livingroom. Full, unfinished basement. Kitchen is basic so your ideas are required for this unique space. The investor in you, dreams of a charming, cozy home. I wonder if the City will approve of a rooftop patio? Close to the beaches. But far away to clear the noise. Except for the ocean waves, of course. Priced to move quick. This is your opportunity to own and not rent. The home is not vacant. Owners take care of the home and living perfectly fine. An appt is preferred, 24 hours in advance.

## PROPERTY DETAILS

OutsideFeatures Patio	ParkingGarage None	OtherRooms Library/Study	Basement Full Unfinished
Heating Gas-Natural	Cooling Window Units	Water Public	Sewer Public Sewer



Ask for Monica Raab  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [msr@bergerrealty.com](mailto:msr@bergerrealty.com)

