



**1825 Beach Ave  
Atlantic City, NJ 08401**

**Asking \$259,900.00**



## COMMENTS

Welcome to your beautifully updated, move-in-ready home in highly desirable Venice Park, Atlantic City! This charming 3-bedroom, 1-bath ranch-style property is a fantastic opportunity for owner-occupants, a shore-side vacation retreat, or an investor looking for a turn-key short-term rental. The open-concept interior boasts brand new LVP flooring throughout, a refreshed kitchen featuring new quartz countertops, newer stainless steel appliances, and a convenient island perfect for casual dining and entertaining. Step outside to the new oversized deck with string light posts, which creates an ideal space for summer nights and outdoor relaxation. The home also features a one-car garage and a fenced yard. Located in the desirable Venice Park community, you're just minutes from the excitement of the beach, boardwalk, and casinos. First-time homebuyers, this could be your chance to own for less! This property may qualify for up to \$27,000 in grant money for down payment assistance, which could potentially include a \$10K ACIA Grant, a \$10K First Time Home Buyer Grant, and a \$17K First Generation Grant (subject to buyer qualifications and program guidelines—ask for details!). Don't miss this opportunity for a fantastic property with incredible financial assistance potential. Photos with Furniture are virtually staged

## PROPERTY DETAILS

Exterior	Outside Features	Parking Garage	Other Rooms
Vinyl	Deck	Detached Garage	Laundry/Utility Room
	Fenced Yard	One Car	
	Porch		
	Side Walk		
<p><b>Asker: Monica Raab</b>  <b>Berger Realty Inc</b>  1670 Boardwalk, Ocean City  Call: 609-391-0500  Email: <a href="mailto:msr@bergerrealty.com">msr@bergerrealty.com</a></p>			
	Appliances Included	Heating	
	Dishwasher	Forced Air	
	Dryer	Gas-Natural	
	Microwave		
	Refrigerator		
	Washer		
Hotwater	Water	Sewer	
Gas	Public	Public Sewer	

