



**312 Massachusetts  
Atlantic City, NJ 08401**

**Asking \$325,000.00**



**COMMENTS**

Water Views of the Bay, 27 year old, Elevated & Detached Single Family home on N. Massachusetts Ave. Front covered patio & 2nd floor Balcony, rear fenced in yard with fire pit & garden shed and a two car concrete parking pad with plenty of additional street parking. Located right across the street from Fishermans Park near the Historic Gardners Basin. Close to the Atlantic Ocean and nearby to Atlantic City's beautiful and newly redesigned InkWell ("Caspian") Beach complete with lifeguarded comfort station and fishing pier, offering up breathtaking views of Atlantic City & Brigantine combined with the prestigious North East Inlet Locale thus creating the perfect opportunity to enjoy coastal living at its finest. As you come inside from the covered front porch or Balcony, you'll be greeted by an abundance of natural light that fills the space through the many windows and high ceilings. The spacious ground floor game room features a guest bedroom, half bath, and extends into the fenced in back yard patio & fire pit. The second floor living space provides ample room for comfortable living with its open kitchen/dining area, half bath, and living room with balcony. All other bedrooms and bathrooms are on the top floor. An ideal set up for entertaining guests or simply enjoying quality time with your loved ones. Located just minutes away from the worlds most Famous Beach and Boardwalk, Atlantic Ocean, Jersey Shore Beaches, and the Absecon Lighthouse, this newer neighborhood near Historic Gardner's Basin offers a host of amenities and activities right at your doorstep including a brand new minigolf and bike rentals nearby! Whether you prefer taking a leisurely stroll along the beach, biking along the scenic routes, or trying your hand at fishing from one of the many jetties, you'll find it all within easy reach. Spend the day at the AC Aquarium, or enjoy nice restaurants like Gilcrest and Back Bay AleHouse. Plus, with convenient access to Jitney and bus services, exploring Atlantic City's vibrant tourism district is a breeze. Enjoy shopping at the Tanger Outlets or visit one of the many Casinos nearby like Ocean, Hardrock / Steel Pier, Showboat / Island Water Park, Resorts / Margaritaville, Borgata, Harrahs, & Golden Nugget / Farley Marina all within a 5 minute drive! Don't miss out on the opportunity to make this lovely property your new beach home. Come and experience the charm and convenience of Atlantic City's most delightful neighborhood. There is no HOA and no rental restrictions! Buy it now with about 3 Bitcoins or ask us about Hard Money Loans & Private Financing. All standard bank loans are also acceptable as well including FHA, VA, DSCR, and Conventional. First Time Home Buyers may qualify for up to \$50,000.00 in Grant Money towards this purchase, ask us how today!!! All Furniture is Negotiable.

**PROPERTY DETAILS**

| Exterior | Outside Features | Parking/Garage | Other Rooms                   |
|----------|------------------|----------------|-------------------------------|
| Vinyl    | Curbs<br>Deck    | None           | Dining Area<br>Eat In Kitchen |

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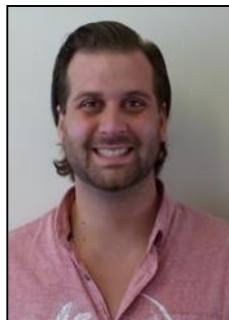


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|                          |                    |                                                                  |  |                                                           |
|--------------------------|--------------------|------------------------------------------------------------------|--|-----------------------------------------------------------|
|                          |                    | Fenced Yard<br>Patio<br>Paved Road<br>Porch<br>Shed<br>Sidewalks |  | Laundry/Utility Room<br>Pantry<br>Primary BR on 1st floor |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded                                                     |  | Basement                                                  |
| Carbon Monoxide Detector | Dishwasher         | See Remarks                                                      |  | 6 Ft. or More Head Room                                   |
| Security System          | Disposal           |                                                                  |  | Full                                                      |
| Smoke/Fire Alarm         | Dryer              |                                                                  |  | Inside Entrance                                           |
| Storage                  | Gas Stove          |                                                                  |  | Outside Entrance                                          |
|                          | Microwave          |                                                                  |  | Partially Finished                                        |
|                          | Refrigerator       |                                                                  |  | Plumbing                                                  |
|                          | Self Cleaning Oven |                                                                  |  |                                                           |
|                          | Washer             |                                                                  |  |                                                           |
| Heating                  | Cooling            | HotWater                                                         |  | Water                                                     |
| Forced Air               | Central            | Gas                                                              |  | Public                                                    |
| Gas-Natural              |                    |                                                                  |  |                                                           |
| Sewer                    |                    |                                                                  |  |                                                           |
| Public Sewer             |                    |                                                                  |  |                                                           |



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