



**1907 Kuehnle Ave
Atlantic City, NJ 08401**

Asking \$625,000.00



COMMENTS

Waterfront living in Venice Park with deeded riparian rights and an exceptional collection of outdoor amenities. This lagoon front residence offers fifty feet of bulkhead, two private boat slips, a floating dock, and a covered boathouse with a built-in lift, creating the ideal setting for boating, fishing, and year-round enjoyment. The exterior grounds are thoughtfully designed with a fully fenced yard, a hot tub, a mini golf putting green, and a furnished waterfront pavilion with a fire pit positioned within the covered boathouse for effortless entertaining along the water. A detached garage provides excellent storage or the potential for a workshop or man cave, while the backyard shed has been professionally converted into a private yoga or meditation studio, complete with a sauna for a tranquil retreat. Inside, the home features laminate flooring through the first level, newer windows, an upgraded kitchen, a comfortable family room, and a versatile bonus space off the primary bedroom that can serve as a sunroom, office, or lounge. The property is offered fully furnished, presenting a true turnkey opportunity for immediate enjoyment or an easy setup for short-term rentals. Located moments from Atlantic City beaches, the boardwalk, marina district, casinos, and dining, this home offers a peaceful waterfront setting with exceptional access to the best of the shore and strong appeal for both owner-occupants and investors seeking a high-performing Airbnb or seasonal retreat.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Boat Slip	Detached Garage	Den/TV Room
	Deck		Dining Area
	Fenced Yard		Laundry/Utility Room
	Patio		Recreation/Family
	Paved Road		
	Porch		
	Shed		
	Whirlpool/Spa		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Sauna	Dishwasher	Blinds	Crawl Space
Storage	Dryer	Furnished	
Walk In Closet	Electric Stove		
	Microwave		
	Refrigerator		
	Washer		

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Heating
Baseboard
Gas-Natural

Cooling
Window Units

HotWater
Gas

Water
Public

Sewer
Public Sewer



Ask for Sean McGinnis
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: smc@bergerrealty.com

