



**324 Beach  
Atlantic City, NJ 08401**

**Asking \$275,000.00**



#### COMMENTS

Prestigious Address!! Imagine owning a home on Beach Ave in Atlantic City!!! Well now is your chance, and those dont come up very often!! On top of that this property has no rental or pet restrictions, even AirBnB is permitted!! This is a Corner/End Unit - The Development is called Victoria Court I. This 2 story Townhouse is close to the Beach, Boardwalk, and Gardners Basin! Call and ask us how First time Home Buyers may get up to \$50,000.00 in grant money and you may be able to make this purchase with little to no money out of pocket & you can own it for far less then it would cost to rent it!! This home features a newer roof put on about 10 years ago, Newer Kitchen with pantry, & full Stainless steel appliance package, utility room with washer and dryer, Natural Gas forced air heating and Hot Water tank. Located just 2 to 3 blocks to Inkwell Beach & boardwalk with life guard, Fishing Pier, and comfort station. Located within walking distance to the Historic Gardners Basin where you can enjoy breakfast at Gilchrist and sunsets at Back Bay Ale house, or spend the day at the newly renovated AC Aquarium & Marina. Close to the Absecon Lighthouse, Little Water Distillery, The Seed Brewery, Skate Park & Sports Fields, The Borgata, Harrahs, Golden Nugget, Farley Marina, Hard Rock, Steel Pier, Resorts, Margaritaville, Ocean Resort, Showboat and the new Indoor Water Park! Furniture in the pictures is included. Property is being sold as-is, buyers will need to get their own CO if needed, seller will not make any repairs, or give any credits for them, meaning home inspections will be for the buyers own informational purposes only. This unit has its own driveway for parking on the right hand side of thge property and there there is plenty of street parking all around the development and as well as a shared parking lot in the middle of the development. 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 financing options.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	None	Dining Area
	Deck		Eat In Kitchen
	Fenced Yard		Laundry/Utility Room
	Patio		Pantry
	Paved Road		
	Porch		
	Sidewalks		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon	Monoxide Dishwasher	Blinds	Crawl Space

# Berger Realty

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