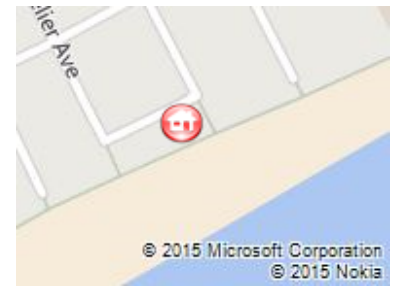


ALL FIELDS DETAIL



Exterior from Beach

MLS #	435104	Rooms	6
Class	CONDOMINIUM	Bedrooms	3
Type	Condo	Full Baths	2
Area	Atlantic City	Half Baths	1
Asking Price	\$460,000	# of Stories in Bldg.	Eleven or More
Address	3101 Boardwalk	# of Levels in Unit	One
Unit #	1515-I	Listing Type	Exclusive Right to Sell
City/Community	Atlantic City		
State	NJ		
Zip	08401		
Status	Active		
Sale/Rent	For Sale		
IDX Include	Yes		



GENERAL

Allow Internet Display	Yes	Allow Address on Internet	Yes
Allow AVM	No	Allow Consumer Comment	No
Limited Service (Y/N)	No	County	Atlantic
FIPS Code	34001	Waterfront (Y/N)	Yes
Agent	DAVID ALEXANDER - Cell: 610-254-0214	Listing Office 1	LONG and FOSTER REAL ESTATE INC -Haddonfield - Main: 856-795-6966
Appointment Phone Number	610.254.0214	Comp. Variable Rate (Y/N)	No
Compensation-SAC	0	Compensation-BBC	3
Compensation-TBC	0	MayBSub3rdPartyApp/ShortS	No
Approved Short Sale?	N/A	Bank Owned/Foreclosure	No
Listing Date	9/1/2014	Expiration Date	8/24/2015
Condo Name	Ocean Club 1	Owner	C Julianne Baird
Year Built	1985	Property ID	02-00028-0000-00153-0000-C1515
Lot #	153	Block #	28
Approx. SQFT	1,968	Zoned	RS-C
Flood Plain (Y/N)	Yes	Living Room Size	24 x 16
Living Room Level	Main	Dining Room Size	11 x 11
Dining Room Level	Main	Kitchen Size	11 x 8
Kitchen Level	Main	Bedroom 1 Size	20 x 14
Bedroom 1 Level	Main	Bedroom 2 Size	13 x 10
Bedroom 2 Level	Main	Bedroom 3 Size	13 x 10
Bedroom 3 Level	Main	Directions	Atlantic City Expy to right on Atlantic Ave; left on S. Chelsea Ave; right under the building towers
Tax ID	02-00028-0000-00153-0000-C1515	Update Date	3/4/2015
Status Date	9/2/2014	HotSheet Date	3/4/2015
Price Date	3/4/2015	Input Date	9/2/2014 5:34 PM
Associated Document Count	4	Original Price	\$512,000
Agent Hit Count	92	Client Hit Count	19
Days On Market	184	Picture	25

FEATURES

UNIT LOCATION	HEATING	OTHER ROOMS	FINANCING AVAILABLE
End Unit	Geo Thermal	Breakfast Nook	Conventional
Water View	Heat Pump	Dining Area	SHOWING INSTRUCTIONS
MANAGEMENT	AIR CONDITIONING	Laundry/Utility Room	Appointment Only
Association	Central	POSSESSION	Key-Call First
ASSOC. FEE INCLUDES	WATER HEATER	Negotiable	ALSO INCLUDES
Amenities	Electric	APPLIANCES	Partially Furnished
Management	WATER	Disposal	DOCUMENTS ON FILE
Sewer	Public Water	Dishwasher	Sellers Prop. Condition
Trash	SEWER	Dryer	Lead Base Paint
Water	Public Sewer	Electric Stove	AGE
UNIT FEATURES	LOCATION	Microwave	25+ Years
Bar	Beach Block	Refrigerator	NEW CONSTRUCTION
Foyer	Boardwalk Front	Self Cleaning Oven	No
Master Bath	Ocean Front	Washer	PETS
Pets Allowed	COMMON AREA FEATURES		Yes w/restrictions
Whirlpool/Spa	Cable TV		
PARKING/GARAGE	Clubhouse/Clubroom		
Garage	Deck/Porch		
	Elevator		

FEATURES

Pool
Sauna
Security
Tennis Court
Whirlpool/Spa

FINANCIAL

Monthly Parking Fee \$300
Total Assessment \$525,000
Tax Year 2013
Improved Value \$262,500

Monthly Assoc. Fees \$1,027
Taxes \$13,346
Land Value \$262,500

REMARKS

A CASINO OR TWO MAY CLOSE BUT A 15TH FLOOR, UNOBSTRUCTED OCEANFRONT VIEW ON THE BOARDWALK IS TIMELESS! Welcome to the opportunity to own a spacious RIVIERA three bedroom; two and a half bath; 2,000 square foot, two terrace condominium overlooking the Ventnor side of the Boardwalk in Atlantic City's prestigious Ocean Club. Wake each morning to the sound of the surf on the beach! The Boardwalk & beach are at your front door! DON'T LET SUMMER END! ACT NOW! "DOWN THE SHORE EVERYTHING IS ALRIGHT" - Springsteen.

AGENT REMARKS

Enter the double front doors into the spacious foyer of unit 1515-I onto the cool, white marble floor leading right towards the oceanfront terrace through the expansive living / dining area. The kitchen is light and airy with a tile floor. GE appliances and opens onto an intimate breakfast room with a beach view from the second terrace! The sizable master bedroom is on the oceanfront, carpeted in Berber, with an over-the-top master bath featuring a Jacuzzi tub, double sinks, stall shower, and private water closet with bidet. The second and third bedrooms are also carpeted in Berber. There is a full size side-by-side washer and dryer for your convenience as well as powder room. Heating and cooling is provided by a Versatec Water Source Geothermal heat pump. The Ocean Club amenities include 24 hour security; valet parking; concierge services; 6th floor Loggia community rooms; indoor swimming pool and Jacuzzi; sun deck; sauna; steam room; tennis court; fitness center; Friday night moves; and bicycle storage. PLEASE SEE AND REFER YOUR CLIENTS TO www.OceanClubBeachView.com for an EXTENSIVE PHOTO SLIDE TOUR!

ADDITIONAL PICTURES



Ocean Terrace View



Beach View - North



Beach View - South



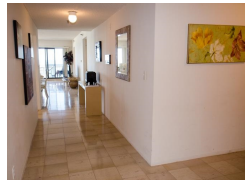
Boardwalk Casinos



Beach Bathing



Front Door Entrance



Foyer to Living Room



Dining Area



Living Area



View to Side Terrace



Sliders to Ocean Terrace



Kitchen/Breakfast Room



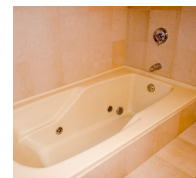
Master Bedroom



Master Bedroom



Master Bath



Jacuzzi Step-Up Tub



Hall Bath



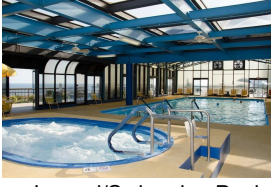
Powder Room



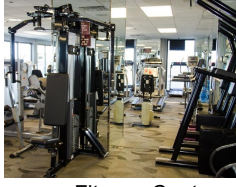
Second Bedroom



Third Bedroom



Jacuzzi/Swimming Pool



Fitness Center



Tennis Court



Aerial View from Ocean

DISCLAIMER

This information is deemed accurate, but not guaranteed.