



1 of 25 Exterior Front

General

MLS #: 6448944	Subdiv / Nei: Atlantic City	Ownership: Condo-FeeSim	Beds, Baths: 3 2/1
MLS Area: 20102 Atlantic City	School Dist: Atlantic City	Type: Unit/Flat	Age: 29
County: Atlantic	- High:	Design: HiRise5+sto	Aprox SqFt: 1,968
Tax ID #: 02-00028-0000-00153-0000-C1515	- Middle:	Style: Contemporary ,EndUnit/Row	SqFt Source: Seller
	- Elem:		Unit Floor #: 15AC: Y
	Bldg Name: Ocean Club		

Room Dimensions

LR/GR: 24 x 16 M **Main BR:** 20 x 14 M **Balcony1:** 16 x 6 M
 Dining: **2nd BR:** 13 x 10 M **Balcony2:** 11 x 5 M
 Kitchen: 11 x 8 M **3rd BR:** 13 x 10 M **Foyer:** 24 x 6 M
 Family: **4th BR:**

Inclusions: Full Size Washer & Dryer; Refrigerator; Microwave

Exclusions: Some Furnishings, If Interested.

Other Information

Total Rooms: 6
Bath Full: 2M 0U 0L
Bath Part: 1M 0U 0L
Model: The Riviera
Builder:

Tax Information

RE Taxes / Yr: \$13346 / 2013
Assessment: 525000

Association Information

Condo / HOA: Y / N
Recur Fee / Freq: \$1,027.00/M

Lot Information

Aprox Acr: 0.05 **Land Use:** Resi **Zoning:** RS-C
Aprox SqFt: **AproxDim:** 0x0 **Watfrnt:** Y/ 0

Features

Utilities: HtPump-EBkUp, GeothrmlHeat, HotAirHeat, ElectricHtWt, CentralAir, GeothermalPump, PublicWater, PublicSewer, CircBreakers
Parking: NoGarage, ParkingGarage **Exterior:** Sidewalks, StreetLights, TennisCrt(s), HotTubExtFt, Dock, Stcco/SimExt, Patio, AssocPool
Bsmt: NoBasement **Interior:** NoFireplace, W/WCarpeting, TileFI, MarbleFI, CableTVWired, StallShower, WhirlpoolMnB, WalkInClstMB, Foyer/VestEn, NoModifs/Unk, MainFlrLndry **Kit:** KitW/BrkfstR, ElecCooking, KitCookTop, SelfClnOven, BuiltInDishW, Disposal
Assn Inc: ComAreaMaint, ExtBldgMaint, SnowRemoval, TrashRemoval, WaterFee, SewerFee, SwimFee, TennisCourt, ClubHouse, HealthClub, ManagemtFee, Security, ExtraPrkFee **Poss:** Negotiable **Finance:** ConventnalFi **Cond:** Average+
Show: CallToShow **Shore/Water:** OceanFront **Building Orient:** BldOrientationE

Remarks

Public: 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 three bedroom; two and a half bath; 2,000 square foot 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! Feel like a dip in the ocean? - walk onto the beach! Hungry? - the Boardwalk is at your front door! Family looking forward to a day at the Shore? - rides and amusements, the Boardwalk Tram or simply a stroll, are at your fingertips! Watch the adventurous parasailing over the ocean, below you! Oh, you might also visit one of the many operating casinos! So..... 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. DON'T LET SUMMER END! ACT NOW! "DOWN THE SHORE EVERYTHING IS ALRIGHT" - Springsteen.

Atlantic City Expy to right on Atlantic Avenue; left on S. Chelsea Avenue; right under the building towers; park in waiting area before front desk.