

Lower Chelsea Townhomes

33 - 39 South Annapolis Avenue
Atlantic City, New Jersey

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Front Exterior

33 - 39 South Annapolis Avenue

Starting at \$949,000
3 Bedrooms
2.5 Bathrooms
Starting at 1,800± sq ft

About Lower Chelsea

Lower Chelsea is a historic and picturesque neighborhood in Atlantic City, offering a quieter, more residential vibe compared to the bustling casino district. Situated on the site of the former Coast Guard Life Saving Station, the area provides direct access to pristine beaches, the iconic Atlantic City Boardwalk, and serene Chelsea Harbor. Lower Chelsea is nestled along the southern end of Atlantic City, bordered by Ventnor City, Margate City, and Atlantic City itself, making it a centrally located and highly sought-after Jersey Shore community.

With a population of 5,846, Lower Chelsea offers a blend of charm and convenience. The neighborhood features tree-lined streets, beautiful older homes, and a mix of single-family residences, apartments, and small businesses. Its relaxed, suburban feel is complemented by clusters of shops and restaurants along Ventnor Avenue. Residents can easily enjoy the renowned 5.5-mile-long Atlantic City Boardwalk, as well as activities like yachting, fishing, and surfing at Chelsea Harbor—a perfect spot for a morning coffee or afternoon crabbing session.

Lower Chelsea is also home to Stockton University's Atlantic City campus, infusing the community with a youthful and academic spirit. The area's cultural diversity shines through its array of local eateries and shops, creating an authentic, small-town atmosphere. Families are drawn to the neighborhood for its high-rated public schools, including Chelsea Heights School and Atlantic City High School.

With its blend of residential tranquility, historic charm, proximity to key attractions, and access to quality education, Lower Chelsea is one of the best places to live in New Jersey. Whether you are raising a family, retiring, or simply seeking a more relaxed coastal lifestyle, Lower Chelsea offers a perfect balance of serenity and accessibility.





Living Room

Step into sophisticated coastal living with an open-concept kitchen and living space designed for both style and functionality. The gourmet kitchen boasts custom cabinetry, sleek quartz countertops, and state-of-the-art GE appliances, all complemented by a spacious center island with seating—perfect for entertaining. Thoughtful under-cabinet lighting and modern recessed lighting create a warm, inviting ambiance.

Flowing seamlessly into the living and dining areas, the space is bathed in natural light from oversized windows, offering a bright and airy atmosphere. French white oak engineered flooring, neutral tones, and contemporary finishes provide a modern yet timeless aesthetic. With multiple private decks and easy access to outdoor spaces, this is the ultimate setting for both relaxation and entertainment.



Kitchen



Primary Bathroom



Retreat to the luxurious primary suite, where high ceilings, oversized windows, and a private deck create a serene escape. The spacious layout is complemented by soft, neutral textures and modern accents, offering the perfect balance of comfort and sophistication.

The spa-inspired ensuite bathroom is a true sanctuary, featuring floor-to-ceiling porcelain tile, a double floating vanity with sleek modern cabinetry, and an oversized glass-enclosed shower. With high-end Porcelanosa fixtures, a Toto Neorest smart toilet, and radiant heated floors, this space is designed for ultimate relaxation and refined luxury.

Primary Bedroom



Site Plan



33 - 39 South Annapolis Avenue

Call Eric Millstein at
609.487.8012 for more
information

Building Specifications

General

- Over 2,900 SF of Indoor, Outdoor and Garage Space
- CertainTeed Board and Batten with Shake Siding
- 1-Car Garage with Panoramic Aluminum Doors
- GAF Timberline HD Architectural Shingles
- Composite Decks with Vinyl/Aluminum Railings
- Upper Floor Laundry Room
- Finished Garage with Patio and Outdoor Shower
- Energy Efficient, 2-Zone Energy Efficient HVAC Systems
- Security Alarm System
- Pre-Wired for Speakers
- Smart WIFI Thermostats
- Solid Core Interior Doors
- Stained Interior Handrails and Stairs
- 10 Year Builder Warranty Included

Foundation

- Pilings with Grade Beam, CMU Block Foundation Walls
- Footings and Foundation walls built with Reinforced Bars
- Continuous Vapor Barrier under Ground Floor Concrete Slab

HVAC

- Two-Zone Air Conditioning and Gas Fired Heat System
- AC Unit – (1) 40,000 BTU 92% Efficient Gas Fired Furnace - 1.5 Ton, 13 SEER condenser
- Duct-Work and exterior venting for Bathroom Exhaust Fans
- Duct-Work and exterior venting for Dryer Venting provided
- Smart WIFI Thermostats

Electrical

- 200 Amp Electrical Service
- Decora Outlets and Dimmer Switches per Code
- 4” Recessed Downlights Throughout
- Smoke Detectors and Carbon Monoxide Detectors per Code
- Under-Cabinet, Low Voltage Lighting in Kitchen
- Exhaust Fans in Each Bathroom
- Lighting Package Provided for Exterior
- Phone, Cable, Speaker, and Internet Ready
- Wireless Burglar Alarm and Home Security System,
- Cameras Included
- Car Charging Station

Windows and Exterior Doors

- Anderson or Equivalent Windows
- Jeld-Wen or Equivalent Exterior Doors

Plumbing

- Toto electric toilets, Neorest in Master Bathrooms
- Kohler Kitchen and Bath Fixtures including
- Accessories
- Gas (3) HVAC, Stove Top, Dryer, and (2) Tankless Hot
- Water Systems with hot water Recirculation
- Public Water/Sewer Service
- Garbage Disposal
- PEX Water System and Steel Gas Pipe
- Hose Bibs (Frost Free) on every Balcony/Deck
- Gas Stub Out for Future Grill



Rough Carpentry

- Steel and Truss Frame for Floor and Wood Joist Roof
- Advantec Sub-Flooring shall be 3/4” Tongue and Groove
- Sub-Flooring shall be glued to floor trusses with low VOC adhesive
- Zip Wall System Sheathing on Exterior Walls and Roof
- Interior Partition Walls shall be 2” x 4” Wood Studs, 16” on Center with 5/8” Zipwall System on Exterior Surface
- Front and Rear Partition Walls shall be 2” x 6” Wood Studs, 16” on Center
- Demising Partitions shall be 2” x 4” Wood Studs, 16” on Center

Drywall and Paint

- 5/8” Gypsum Wallboard on all locations
- Double 5/8” Drywall in Garage
- All drywall, trim, baseboard, casing to be painted with Low VOC paint.

Finish Carpentry

- 5 1/2” Metro Baseboard Moulding
- 3 1/2” Metro Door Casing
- 7 1/2” x 9/16” French White Oak Engineered Flooring
- Hardwood Treads and Risers
- Solid Core REEB Modern Style Contemporary Flush wood interior doors on all interior locations
- Modern EMTEK Style, Brushed Nickel Lever Handles and Locksets

Roofing

- Fabric Reinforced 60-Mil. Silicone Liquid Roofing System
- Standing Seam Metal Roof
- Aluminum Flashings, Edging, Gutters, and Downspouts as required
- Polyurea Balcony/Decks

Insulation

- Exterior Walls on 1st, 2nd and 3rd Floor – R21
- Exterior Walls and Ground Floor – R15
- Roof Insulation – R38 (Hybrid Foam and Batt)

Exterior Siding

- Flashings and Caulking as necessary to provide water- tight system
- Metal Panels with Fiber Accent and ACM Paneling
- All exterior wall surfaces shall receive Zip Wall Sheeting System



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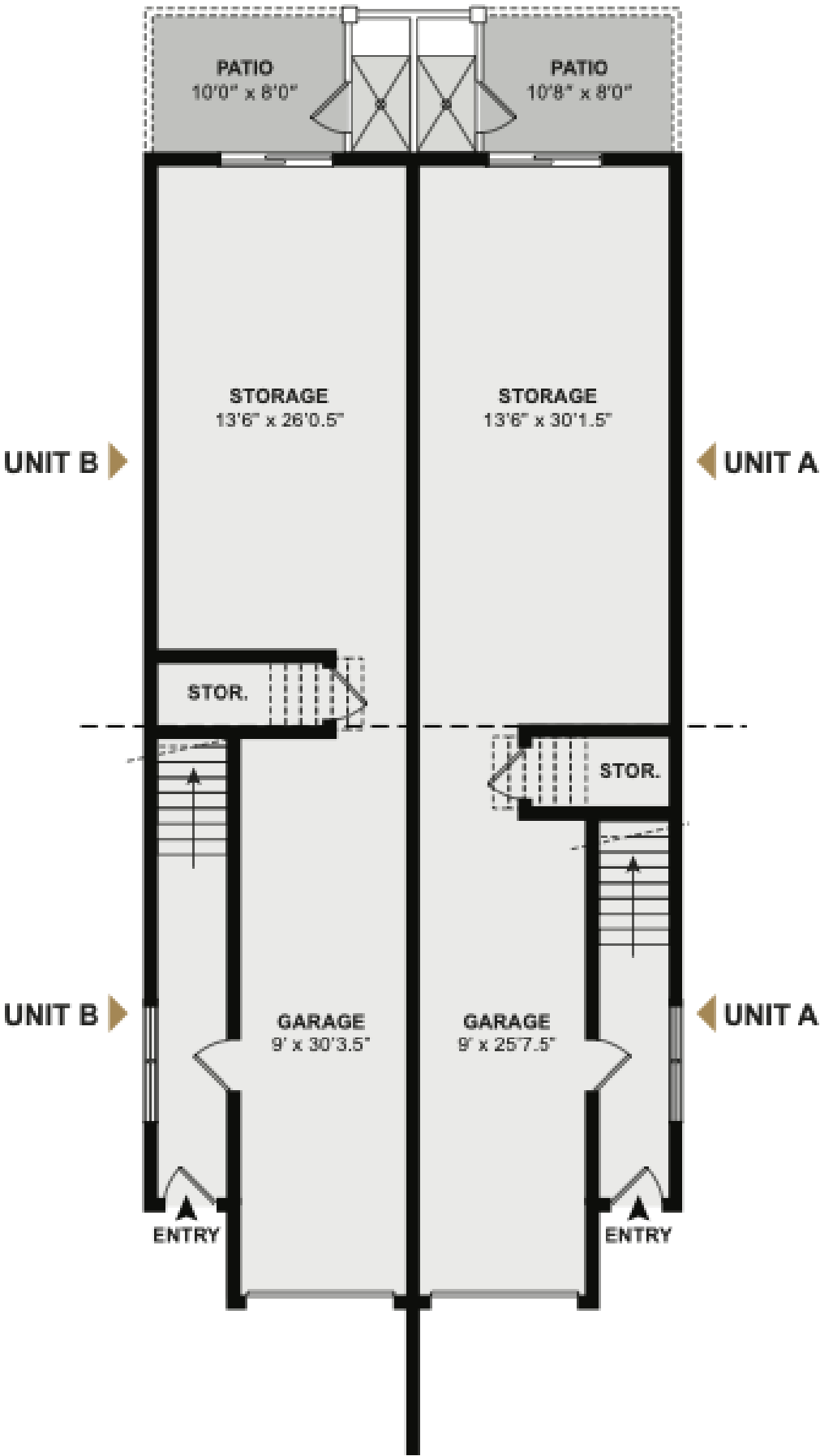
Ground Floor

Foyer

- Jeld-Wen Front Door Full Glass with Stainless Steel
- Hardware
- 7 1/2" x 9/16" French White Oak Engineered Flooring
- Entry Foyer
- Alarm and Lighting Control Keypads
- 4" Recessed Lights

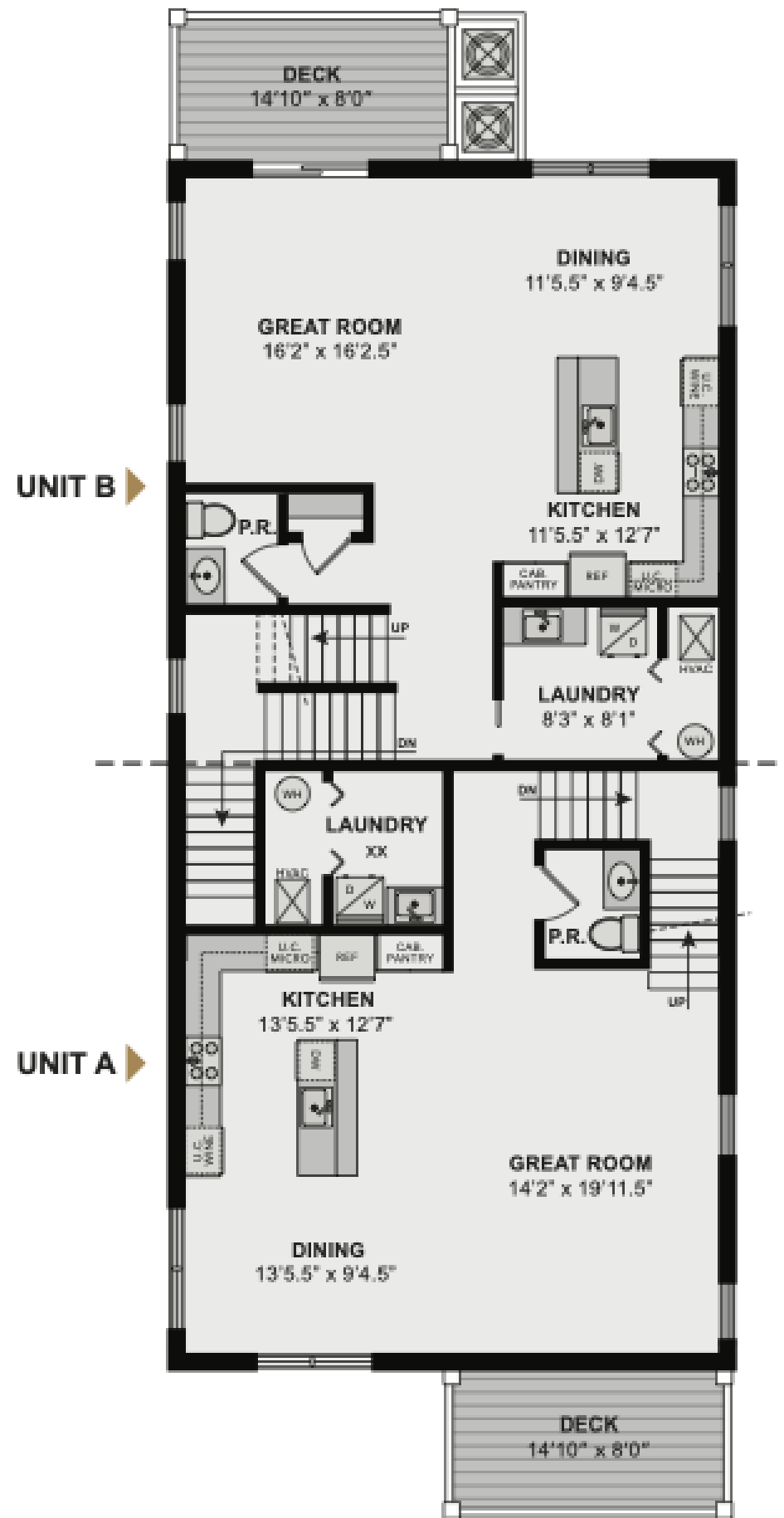
1 Car Garage

- Double 5/8" gypsum wallboard on all locations
- Concrete Floors
- 1 additional Surface Space



GROUND FLOOR

Floorplan



FIRST FLOOR

First Floor

Living & Dining Room

- 5 1/2" Square Baseboard Moulding
- 3 1/4" Square Door Casing
- 7 1/2" x 9/16" French White Oak Engineered Flooring
- 4" Recessed Lighting
- In-Ceiling Speaker Wiring

Powder Room

- Porcelain Tile Floor
- Toto or Similar Toilet and Plumbing Hardware
- Vanity
- Quiet Exhaust Fan

Kitchen

- Custom Cabinetry with Island
- Stainless Steel GE Appliances (French Door Refrigerator/Freezer, Dishwasher, Under Cabinet Microwave, Gas Stove Top, Beverage Refrigerator, and Vent Hood)
- Undermount Square Modern with 3/4 HP Garbage
- Disposal
- Under Cabinet Lighting
- Quartz Countertops and Backsplash
- 5 1/2" Square Baseboard Moulding
- 3 1/2" Square Door Casing
- 7 1/2" x 9/16" French White Oak Engineered Flooring

Floorplan

Second Floor

Front & Rear Bedrooms

- 5 1/2" Square Baseboard Moulding
- 3 1/2" Square Door Casing
- 7 1/2" x 9/16" French White Oak Engineered Flooring
- Closet with Lighting
- 4" Recessed Lighting with Ceiling Box for Fan

Jack & Jill Bathroom Including:

- Double Custom Vanity with Storage Cabinet and Quartz Countertops
- Tiled Bath Walls, Floor and Baseboard
- Custom Frameless Glass Enclosure
- Bath Niche
- Dual Shower Heads; Plumbing Fixtures and Toto Toilet
- Panasonic Quiet Exhaust Fan

Laundry & Mechanical Room

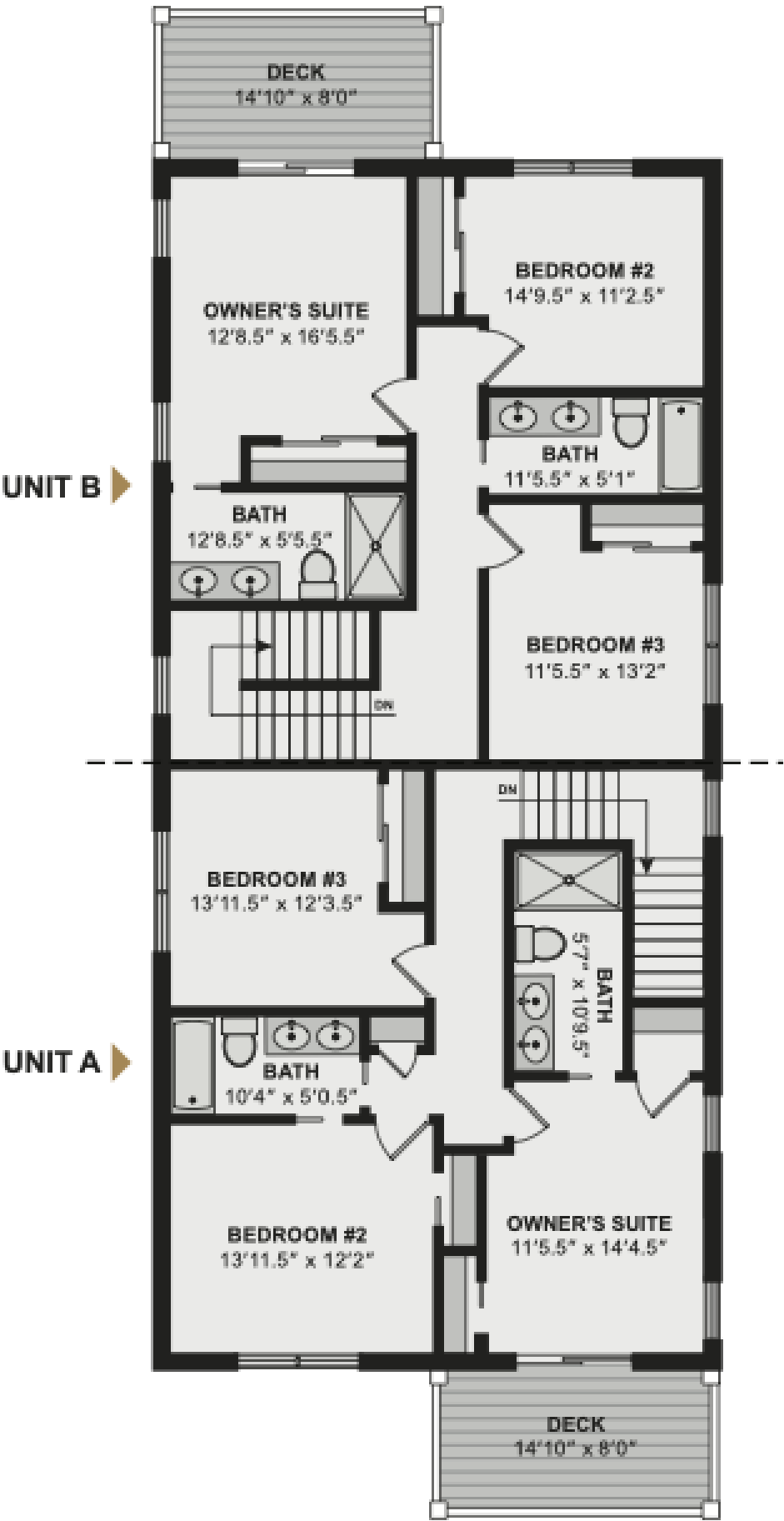
- Tiled Floors and Baseboards
- Full Sized Washer and Dryer Included
- Custom Cabinetry with Wet Sink

Master Bedroom

- 5 1/2" Square Baseboard Moulding
- 3 1/2" Square Door Casing
- 7 1/2" x 9/16" French White Oak Engineered Flooring
- 4" Recessed Lighting with Ceiling Box for Fan

Master Bathroom

- Double Custom Vanity with Storage Cabinet and Quartz Countertops
- Tiled Shower Floor, Walls, Floor and Baseboard
- Custom Frameless Glass Enclosure
- Custom Mirrors over Vanity
- Linear Shower Drain and Shower Niche
- Linear Floating Shower Bench
- Dual Shower Heads; Plumbing Fixtures and Toto Neorest Toilet
- Panasonic Quiet Exhaust Fan
- Ditra Floor Heat with Thermostat



SECOND FLOOR

Appliances



GE (8304)
30" Fully Integrated Vent Hood



GE (P7036)
36" All Gas 5 Burner Top



GE (T7800)
30" Combination Wall Oven
Convection and Microwave



GE (635H)
24" Smart Dishwasher



GE (D22KY)
24" Built-Under Beverage Storage



GE (55G) GE (550)
28" Front Load Washer 28" Front Load Gas Dryer



GE (D22KY)
36" Fully Integrated Counterdepth Refrigerator
with Freezer Drawer and Ice/Water Dispenser

Cabinetry

PORCELANOSA SLIM CABINETRY
Two-Tone Kitchen and Laundry

Wood Tone Base and Wall Cabinets



Flat Gray Upper and Island Cabinets



Flooring

ENGINEERED HARDWOOD FLOORING
9/16" X 7 1/2" 75" Random Length
European White Oak, Wire Brushed, UV Matte Finish



Plumbing Fixtures

FIRST FLOOR - KITCHEN AND POWDER ROOM FIXTURES

Kohler Semi-Pro Model - Stainless Steel



GE (K-24892)
Semi-Pro Faucet



Insinkerator (PRO750)
3/4 HP Pro 750 Series
Garbage Disposal



Kohler (K-1995-VS)
Semi-Pro Soap Dispenser



Porcelanosa
Hotels Single Hole Faucet



Porcelanosa
Pack Toilet One-Piece
High-Efficiency Toilet

SECOND FLOOR - HALLWAY BATHROOM Porcelanosa Composed and Purist Model - Polished Chrome



Porcelanosa
City Tub 30" x 60"



Porcelanosa
Round 6" Rain Shower Head



Porcelanosa
Round 7" Shower Arm



Porcelanosa
Round Single
Function Handshower



Porcelanosa
Urban Trim 3-Way Valve



Porcelanosa
Hotels Single Hole Faucet



Porcelanosa
Bath Spout Round



Porcelanosa
Flex Handshower Hose

SECOND FLOOR - PRIMARY BATHROOM

Porcelanosa Tina and Urban Model - Polished Chrome



Porcelanosa

Tina Multifunction Shower and
Adjustable Arm



TOTO (Bidet Toilet)

Neorest AH Dual Flush,
1.0GPF/0.8GPF



Porcelanosa

Urban Sink Faucet



Kohler (K-TS74042-4)

Pitch Rite-Temp Valve

OUTDOOR SHOWER

Kohler Awaken and Pitch Model - Polished Chrome



Kohler (K-76471-Y)

HydroRail-S Shower Column Kit
2.5G Handshower

PRIMARY AND SECONDARY BATHROOM ACCESSORIES

Porcelanosa Hotel Model - Polished Chrome



Porcelanosa

Hotels Toilet Paper Holder



Porcelanosa

Hotels 18" Towel Bar



Porcelanosa

Hotels Robe Hook

Exclusively Crafted. Expertly Built

Crafted by ALC Development Group and built by Ben Chapman, this exceptional new construction residence is a true 1 of 1—a singular masterpiece blending innovative design, superior craftsmanship, and timeless elegance. Every detail has been meticulously considered, offering a home that is both architecturally stunning and functionally superior.

ANDREW CLAIRE

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The one for you

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Soleil 

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