

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**2 Victoria**  
**Ocean City, NJ 08226**

**Asking \$1,155,000.00**



## COMMENTS

Merion Park corner property now available! This gorgeous and spacious 3 bedroom, 2.5 bath home is located on a corner lot, one of the largest in Ocean City at almost 8000 sq ft! Built less than 10 years ago, this property boasts a fenced yard, massive garage with storage, hardwood floors throughout, and a large wrap-around back deck perfect for entertaining. Close to the beach and bay with plenty of parking. This Merion Park gem offers incredibly low flood insurance under \$800 that transfers to the next owner! Call the listing agent directly today to schedule your private showing or for a video tour.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Fenced Yard Outside Shower Sidewalks Sprinkler System	ParkingGarage One Car	OtherRooms Dining Room Eat In Kitchen Great Room
InteriorFeatures Kitchen Center Island Storage Walk In Closet	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave	AlsoIncluded Partially Furnished	Basement 6 Ft. or More Head Room Inside Entrance Partially Finished Slab



Ask for Brian Kolmer  
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