



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



Ask for Dale Collins  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call 609-399-0076  
 Email to: djc@bergerrealty.com  
<http://www.BADERCOLLINS.com>

