

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



Ask for Frank Shoemaker  
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