

# Berger Realty

Since 1928



Ocean 17  
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Ocean City, NJ 08226  
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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	Basement	Heating
Kitchen Center Island	Dishwasher	6 Ft. or More	Head Forced Air
Storage	Disposal	Room	Gas-Natural
Walk In Closet	Dryer	Inside Entrance	
	Gas Stove	Partially Finished	
	Microwave	Slab	



Ask for John Andrews  
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