



**1909 Rosemar**  
**Ocean City, NJ 08226**

**Asking \$3,495,000.00**



**COMMENTS**

New construction home on an oversized 60' x 100' lot in the beautiful highly desired Riviera section of Ocean City. This is a rare double corner lot end cap with only 1 immediate back neighbor. This classic seashore design is timeless with exterior and interior features adding value and character to this home. This large single Family has 4 large bedrooms and 4.5 baths. Each of the 4 bedrooms have walk-in closets and ensuite full baths. The extra-large master suite is located on the top level of this home with two large walk-in his/her closets, full bath with soaking tub and a huge private deck with endless 360 views of Ocean City. Plenty of nice amenities including an elevator that services each floor and can be entered from the driveway outside. Enjoy the spacious open living room with a built-in linear gas fireplace and custom media wall. The living room opens to the huge wrap around covered deck offering expanded entertainment space as well as a screened in section. Two other massive decks with endless views, one off the second floor and the other on the top floor where the master suite is located. second level has an additional great room with direct covered deck access. The kitchen has a large island and a walk n pantry room. Finishes include a high-quality appliance package and trim details. Nice size detached garage with epoxy finishes and a 2nd floor storage/loft offer lots of added space. Additional off-street parking next to the garage or 2+ cars. Home includes a beautiful gunite pool approx. 15 x 15. 10-year home warranty. Plenty of time to select he interior colors and options. Contact agent for additional information!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	Two Car	Den/TV Room
Vinyl	Deck		Dining Room
	Fenced Yard		Eat In Kitchen
	Handicap Access		Great Room
	Outside Shower		Laundry/Utility Room
	Pool-In Ground		Pantry
	Porch Screened		Storage Attic
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide	Dishwasher	6 Ft. or More	Head Gas-Natural
Detector	Disposal	Room	Multi-Zoned
Elevator	Dryer	Crawl Space	
Kitchen Center Island	Gas Stove	Masonry Floor/Wall	

# Berger Realty

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Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for David P. Hadtke,  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [dph@bergerrealty.com](mailto:dph@bergerrealty.com)

