



**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 Detector | Dishwasher         | 6 Ft. or More Head Room | Gas-Natural          |
| Elevator                 | Disposal           |                         | Multi-Zoned          |
| Kitchen Center Island    | Dryer              | Crawl Space             |                      |
|                          | Gas Stove          | Masonry Floor/Wall      |                      |

# Berger Realty

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