



**150 Roosevelt**  
**Ocean City, NJ 08226**

**Asking \$1,199,999.00**



## COMMENTS

Merion Park home with beautiful views! This spacious 5-bedroom, 3.5-bathroom is nestled on an expansive 55x120 oversized lot. Step inside to find two expansive living areas, including a massive second-floor living room that captures panoramic bay views, perfect for entertaining. The first-floor master suite offers convenience and privacy, while four additional bedrooms provide ample space for family and guests. Outdoor enthusiasts will love the massive backyard with endless possibilities – whether you dream of adding a pool, playing lawn games, or simply enjoying the lush greenery. Relax in the new hot tub, perfectly situated just off the ground-floor sunroom for a serene escape. Don't miss the chance to own a rare oversized lot with breathtaking bay views. Schedule your private showing today.

## PROPERTY DETAILS

|   |  |   |  |
|---|--|---|--|
| Exterior<br>See Remarks<br>Vinyl  | Outside Features<br>Cabana<br>Curbs<br>Deck<br>Fenced Yard<br>Patio<br>Porch<br>Porch Enclosed   | Parking/Garage<br>One and Half Car                            | Other Rooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Florida Room<br>Great Room<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Recreation/Family |
|  | <p>Ask for Ben Duncan<br/>         Berger Realty Inc.<br/>         3160 Asbury Avenue, Ocean City<br/>         Call: 609-399-0076<br/>         Email: <a href="mailto:bmd@bergerrealty.com">bmd@bergerrealty.com</a></p> |   |  |
|   | Appliances Included<br>Dishwasher<br>Dryer<br>Gas Stove<br>Mid Century<br>Refrigerator<br>Self Cleaning Oven<br>Washer   | Also Included<br>Blinds<br>Partially Furnished<br>See Remarks | Heating<br>Gas<br>Radiant<br>Wall  |
|   | Cooling<br>Central   | Hot Water<br>Gas  | Water<br>Public  |
|   |  |   | Sewer<br>Public Sewer  |



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Appliances Included: Dishwasher, Dryer, Gas Stove, Microwave  
Also Included: Blinds, Partially Furnished  
Call: 609-399-0076  
Email to: bmd@bergerrealty.com

Midtown  
Email to: [bmd@bergerrealty.com](mailto:bmd@bergerrealty.com)

Refrigerator  
Self Cleaning Oven  
Washer

## Heating

