



**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                                                                                            | ParkingGarage<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 Nicole Williams<br/>Berger Realty Inc.<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email: <a href="mailto:ncw@bergerrealty.com">ncw@bergerrealty.com</a></p> |                                                               | Heating<br>                                                                                 |
|                                                                                     | Appliances Included<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer                                                                      | Also Included<br>Blinds<br>Partially Furnished<br>See Remarks | Cooling<br>Central                                                                                                                                                               |
| HotWater<br>Gas                                                                     | Water<br>Public                                                                                                                                                                           | Sewer<br>Public Sewer                                         |                                                                                                                                                                                  |



## Ask for Nicole Williams

**Berger Realty Inc.**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-399-0076**  
**Email to: ncw@bergerrealty.com**

Refrigerator  
Self Cleaning Oven  
Washer

## Heating

