

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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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	Outside Features	Parking/Garage	Other Rooms
Vinyl	Cabana	One and Half Car	Breakfast Nook
See Remarks	Curbs		Den/TV Room
	Deck		Dining Area
	Fenced Yard		Dining Room
	Patio		Florida Room
	Porch		Great Room
	Porch Enclosed		Laundry/Utility Room
			Recreation/Family
			Primary BR on 1st floor
			Heating
			Cooling
			Hot Water
			Water
			Sewer
			Public Sewer



Ask for Patricia (Trish) Spengler

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Appliances Included  
Dishwasher  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Also Included  
Blinds  
Partially Furnished  
See Remarks

