

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



94 Merlino  
Mays Landing, NJ 08330

Asking \$439,900.00



SJSRMLS

## COMMENTS

WOODSLANDING 55+ COMMUNITY \*\*Square footage is approximately 2200-2300 square feet 94 Merlino still shows like new having been built in 2005. This one is unique in that the sellers completed an addition in 2018 for a more expansive kitchen measuring 21 X 25 along with a 15 x 40 center island. In addition, it boasts of new cabinets, stainless steel Samsung appliances, a built-in buffet and display cabinet, along with front windows that offer natural lighting and panoramic views of the attractive surrounding neighborhood. This is a fantastic place to host and entertain. Exit the kitchen through your foyer to an open living room featuring 18 foot cathedral ceilings ?? and a gas fireplace. The first floor contains your mud room...two bedrooms, including a 1st floor master ?? with his and her closets and sinks with a jacuzzi tub. Upstairs is your loft which was added in 2016. It consists of a large bedroom along with a secondary living room, with an opening that allows for views of the first floor. This highly sought after 55+ community offers a club house that's second to none. Amenities include a pool table, a shuffleboard a library, a gym, meeting, rooms, game rooms, a sauna, and steam rooms, Outside boasts of a gorgeous pool, a Bocce Court, Pickleball and Tennis Courts. 94 Merlino Lane is a must have!

## PROPERTY DETAILS

|            |                 |                         |             |
|------------|-----------------|-------------------------|-------------|
| Exterior   | ParkingGarage   | OtherRooms              | Heating     |
| Brick Face | Attached Garage | Eat In Kitchen          | Gas-Natural |
| Vinyl      | One Car         | Primary BR on 1st floor |             |



HotWater  
Gask for Mary Kuchala  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: mk@bergerrealty.com

Water  
Public Sewer

