



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



22 Roosevelt, Ocean City, NJ, 08226

Price \$1,899,900.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 12            |
| Bedrooms     | 5             |
| Baths Full   | 3             |
| Baths Half   | 1             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 3507          |
| Listing #    | 593364        |
| Taxes        | 1234.00       |

#### COMMENTS

Welcome to your beach oasis at 22 Roosevelt Blvd! This one-of-a-kind New Construction single family home is situated on a huge 55' x 120' lot and offers a unique floor plan with upside down living featuring unobstructed views of the intracoastal waterway and meadows. This custom designed single family home is loaded with upgrades including a gourmet kitchen with quartz s...

#### PROPERTY FEATURES

|                                                                                                                              |                                                                                                                                               |                                                                 |                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                            | OutsideFeatures<br>Curbs<br>Deck<br>Enclosed Outside<br>Shower<br>Handicap Access<br>Outside Shower<br>Patio<br>Sidewalks<br>Sprinkler System | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>Two Car | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Pantry |
| InteriorFeatures<br>Cathedral Ceiling<br>Elevator<br>Handicap Features<br>Kitchen Center Island<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer                        | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned             | Cooling<br>Ceiling Fan(s)<br>Central<br>Multi-Zoned                                                        |
| HotWater<br>Gas                                                                                                              | Water<br>Public                                                                                                                               | Sewer<br>Public Sewer                                           |                                                                                                            |

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