



**116 Bartram Ln  
Ocean City, NJ 08226**

**Asking \$1,525,000.00**



#### COMMENTS

Your dream home awaits in Merion Park Ocean City. Walk into the recently renovated open floorplan with all luxury vinyl plank flooring. Enter the beautiful custom kitchen, less than 2 years old, with all wifi-appliance package. Center island has a 6 burner gas range, with pop-up downdraft vent and seating for 6. Walk out onto covered rear deck, overlooking your saltwater pool. Pool is one of the largest in Ocean City, installed in 2019, with a depth of 3 to 5 feet. The backyard is an entertainers dream, with a walk out Cabana pool bar, with a custom live edge 6ft bar top and a kegerator with 2 taps. Also on the ground level is a large workshop and plenty of storage for all of your toys and an Enclosed outdoor shower. The garage has a workout room that is insulated. On the main level is an in-law / primary suite, with walk in closet and full bath with double vanity and custom tiled shower, installed in 2022. On the third level are two spacious guest bedrooms and a full bath in the hall. The Primary suite was an addition in 2021, with a 5 piece custom bathroom, including a tiled walk in shower, double vanities, heated floors, and a large soaker tub. Keep your boat right at blue water marina which is walkable, and 36th St Beach is just a short walk or bike ride away. Save an enormous amount on your electric bill with the solar panels and new buyers incentive.

#### PROPERTY DETAILS

|                  |                    |                 |                         |
|------------------|--------------------|-----------------|-------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage   | OtherRooms              |
| Vinyl            | Deck               | Attached Garage | Dining Area             |
|                  | Enclosed           | Outside         | Eat In Kitchen          |
|                  | Shower             |                 | In-Law Quarters         |
|                  | Fenced Yard        |                 | Laundry/Utility Room    |
|                  | Outside Shower     |                 | Primary BR on 1st floor |
|                  | Pool-In Ground     |                 | Workshop                |
|                  | Porch              |                 |                         |
|                  | Sidewalks          |                 |                         |
|                  | Sprinkler System   |                 |                         |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded    | Heating                 |
| Bar              | Dishwasher         | Blinds          | Forced Air              |
| Walk In Closet   | Disposal           | Curtains        | Gas-Natural             |
|                  | Dryer              | Rugs            | Multi-Zoned             |
|                  | Gas Stove          |                 | Solar                   |
|                  | Microwave          |                 |                         |
|                  | Refrigerator       |                 |                         |
|                  | Self Cleaning Oven |                 |                         |

# Berger Realty

• Since 1928 •



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