

**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

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