**22 Roosevelt**
**Ocean City, NJ 08226**

**Asking $1,899,900.00**

## 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 stone countertops, tile backsplash, stainless steel appliances, large center island, and upgraded kitchen cabinetry. The spacious floor plan will feature cathedral ceilings throughout the living room, dining room and kitchen. 5 large bedrooms (two en-suites), large walk-in closet, 3 custom tiled bathrooms, powder room, second living room, ELEVATOR, multi-zone heat/AC, and hardwood floors. Multiple decks & porches on the front and rear of house to enjoy the summer breezes. This home also features a fully elevated ground floor which allows for a large 2+ car garage plus ample parking exterior and enclosed outdoor shower. Plenty of room in the backyard to add a POOL.

## PROPERTY DETAILS

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
|---|---|---|---|
| Vinyl | Curbs | Attached Garage | Den/TV Room |
| | Deck | Auto Door Opener | Dining Area |
| | Enclosed Outside Shower | Two Car | Eat In Kitchen |
| | Handicap Access | | Great Room |
| | Outside Shower | | Laundry/Utility Room |
| | Patio | | Pantry |
| | Sidewalks | | |
| | Sprinkler System | | |

| InteriorFeatures | AppliancesIncluded | Heating | Cooling |
|---|---|---|---|
| Cathedral Ceiling | Dishwasher | Forced Air | Ceiling Fan(s) |
| Elevator | Disposal | Gas-Natural | Central |
| Handicap Features | Gas Stove | Multi-Zoned | Multi-Zoned |
| Kitchen Center Island | Microwave | | |
| Storage | Refrigerator | | |
| Walk In Closet | Self Cleaning Oven | | |
| | Washer | | |

| HotWater | Water | Sewer |
|---|---|---|
| Gas | Public | Public Sewer |

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