

**1909 Rosemar  
Ocean City, NJ 08226**

**Asking \$3,495,000.00**



**COMMENTS**

New construction home on an oversized 60' x 100' lot in the beautiful highly desired Riviera section of Ocean City. This is a rare double corner lot end cap with only 1 immediate back neighbor. This classic seashore design is timeless with exterior and interior features adding value and character to this home. This large single Family has 4 large bedrooms and 4.5 baths. Each of the 4 bedrooms have walk-in closets and ensuite full baths. The extra-large master suite is located on the top level of this home with two large walk-in his/her closets, full bath with soaking tub and a huge private deck with endless 360 views of Ocean City. Plenty of nice amenities including an elevator that services each floor and can be entered from the driveway outside. Enjoy the spacious open living room with a built-in linear gas fireplace and custom media wall. The living room opens to the huge wrap around covered deck offering expanded entertainment space as well as a screened in section. Two other massive decks with endless views, one off the second floor and the other on the top floor where the master suite is located. second level has an additional great room with direct covered deck access. The kitchen has a large island and a walk n pantry room. Finishes include a high-quality appliance package and trim details. Nice size detached garage with epoxy finishes and a 2nd floor storage/loft offer lots of added space. Additional off-street parking next to the garage or 2+ cars. Home includes a beautiful gunite pool approx. 15 x 15. 10-year home warranty. Plenty of time to select he interior colors and options. Contact agent for additional information!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	Two Car	Den/TV Room
Vinyl	Deck		Dining Room
	Fenced Yard		Eat In Kitchen
	Handicap Access		Great Room
	Outside Shower		Laundry/Utility Room
	Pool-In Ground		Pantry
	Porch Screened		Storage Attic
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Dishwasher Disposal Dryer	6 Ft. or More Room	Head Gas-Natural Multi-Zoned
Elevator	Gas Stove	Crawl Space	
Kitchen Center Island		Masonry Floor/Wall	

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Security System  
Smoke/Fire Alarm  
Storage  
Walk In Closet  
Whirlpool

Microwave  
Refrigerator  
Self Cleaning Oven  
Trash Compactor  
Washer

Slab

Cooling  
Central  
Multi-Zoned

HotWater  
Gas  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for Domenic Ballerini  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [dvb@bergerrealty.com](mailto:dvb@bergerrealty.com)

