

**206 Spruce  
Villas, NJ 08251**

**Asking \$915,000.00**



**COMMENTS**

**NEW CONSTRUCTION!** Your home search ends here! Welcome to 206 Spruce Ave - a contemporary two-story home sitting just a block away from the Delaware Bay. Situated on a 140 x 52.5 lot, this brand new home spares no expense and boasts breathtaking views of New Jersey's best sunsets. Enter from the charming front porch into the great room, where the cathedral ceilings span 18 feet high. This open-concept first floor exudes luxury, with thoughtful touches and lavish finishes. Off to the right, you'll find the master bedroom. This spacious room offers a large master bathroom, with tiled floors and shower walls, as well as a walk-in closet. In the back of the home, you'll find a kitchen that any chef would adore. Stainless steel appliances surround a grand center island, and quartz countertops extend throughout the kitchen. The dining area sits in front of the sliding glass back door. Down the hall is a quaint half bath and a mud room. Head upstairs to find three more bedrooms and another full bath. Off to the left is the largest bedroom of the house, hosting a sizable closet. Across the hall is another generous bedroom, with windows facing the Delaware Bay. The spacious upstairs bathroom also has tiled floors and a tiled shower. The hidden gem is the upstairs bedroom closest to the street, with vaulted ceilings and a private balcony. Step out of the sliding glass doors around dinner time to witness a million dollar view. This elaborate home also features vinyl plank flooring throughout, an expansive rear deck, and a large backyard. You really don't want to miss this, schedule a private tour today! **\*PLEASE NOTE\*** This property is still under construction. Taxes to be revised upon completion of the property.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Porch	ParkingGarage 2 Car Stone Driveway	OtherRooms Living Room Kitchen Dining Area Storage Attic Laundry Closet
InteriorFeatures Cathedral Ceilings Walk in Closet Tile Flooring Vinyl Flooring Kitchen Island	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher	Basement Crawl Space	Heating Gas Natural Forced Air

# 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)



Cooling  
Central Air Condition

Disposal  
Stove Natural Gas

HotWater  
Electric  
On Demand

Water  
City

Sewer  
City



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

