

**22 Spruce  
Ocean City, NJ 08226**

**Asking \$2,389,900.00**



SJSRMLS

**COMMENTS**

Riviera Best Buy! This very spacious home situated on beautifully landscaped lot in the coveted Riviera neighborhood of the Island. This is a very well built home & is appointed with the finest finishes available & blends classic Seashore aesthetics W/modern amenities. The 3500 Sq. Ft 2 1/2 story home boasts a magnificent great room with tons of natural light, custom trim & woodwork throughout, a cozy Real-Brick fireplace that accents the living areas to suit multi-generational gatherings. Hungry? Step into the gorgeous Eat-In kitchen w/granite seating-equipped center island, LARGE dining area w/a new open pass through to brand new elevated counter for additional seating/entertaining, walk in pantry, rows of cabinets, a 5 burner gas cooktop & Instant Hot water tap. The 5 spacious BR's (plus BONUS room) offer high vaulted ceilings with lots of natural light, in suite BA's in 2 of the 4 BR's. The Master BR features a double-basin sink and LARGE walk-in shower, shadow box trim & vaulted ceilings. Enjoy the NEWER in-ground pool & all new pavers in the back yard oasis, ideal for family, friends & entertaining. This fabulous home is located walking distance the Beach/Boardwalk, lagoon (Slip Rentals nearby), school, Library/Community center, bike path & more. Offered Fully equipped. Furniture negotiable.

**PROPERTY DETAILS**

|                       |                    |                     |                      |
|-----------------------|--------------------|---------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage       | OtherRooms           |
| Brick                 | Curbs              | One Car             | Den/TV Room          |
| Masonry/Block         | Deck               | Detached Garage     | Dining Area          |
| Vinyl                 | Fenced Yard        | Auto Door Opener    | Dining Room          |
|                       | Patio              |                     | Eat In Kitchen       |
|                       | Pool-In Ground     |                     | Laundry/Utility Room |
|                       | Sidewalks          |                     |                      |
|                       | Sprinkler System   |                     |                      |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded        | Basement             |
| Cathedral Ceiling     | Disposal           | Blinds              | Crawl Space          |
| Kitchen Center Island | Dishwasher         | Curtains            |                      |
| Security System       | Dryer              | Partially Furnished |                      |
| Storage               | Gas Stove          |                     |                      |
| Walk In Closet        | Microwave          |                     |                      |
|                       | Refrigerator       |                     |                      |
|                       | Self Cleaning Oven |                     |                      |
|                       | Washer             |                     |                      |

# Berger Realty

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