



**22 Spruce**  
**Ocean City, NJ 08226**

**Asking \$2,339,900.00**



#### COMMENTS

Riviera Best Buy! This very spacious 5 BR+Den-6th BR home is 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 DEN/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	Auto Door Opener	Den/TV Room
Masonry/Block	Deck	Detached Garage	Dining Area
Vinyl	Fenced Yard	One Car	Dining Room
	Patio		Eat In Kitchen
	Pool-In Ground		Laundry/Utility Room
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceiling	Dishwasher	Blinds	Crawl Space
Kitchen Center Island	Disposal	Curtains	
Security System	Dryer	Partially Furnished	
Storage	Gas Stove		
Walk In Closet	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		

# 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)



Heating  
Forced Air  
Gas-Natural  
Multi-Zoned

Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned

Water  
Public

Sewer  
Public Sewer



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

