

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

**Asking \$2,199,900.00**



SJSRMLS

**COMMENTS**

Home SWEET Home! This very spacious home situated a 5,000 SQ Foot lot in the coveted Riviera Section of the Island. 22 Spruce is a 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/2nd gas fireplace 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 3 BR's. The Master BR features a double-basin sink and LARGE walk-in shower, shadow box trim & vaulted ceilings. Enjoy the BRAND NEW 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 & partly Furnished.

**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	Eat In Kitchen
	Patio		Great Room
	Pool-In Ground		Laundry/Utility Room
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Bar	Dishwasher	Blinds	Forced Air
Cathedral Ceiling	Disposal	Curtains	Gas-Natural
Kitchen Center Island	Dryer		Multi-Zoned
Storage	Gas Stove		
Walk In Closet	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer

# Berger Realty

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Ceiling Fan(s)  
Central  
Multi-Zoned

Gas

Public

Public Sewer

