



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

**Asking \$1,995,000.00**



#### COMMENTS

Home SWEET Home! This SPACIOUS and Asher designed home is situated a 5,000 SQ Foot lot in the coveted Riviera Section of the Island. 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/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 Brick Masonry/Block Vinyl	OutsideFeatures Curbs Deck Fenced Yard Patio Pool-In Ground Sidewalks Sprinkler System	ParkingGarage Auto Door Opener Detached Garage One Car	OtherRooms Den/TV Room Dining Area Eat In Kitchen Great Room Laundry/Utility Room
InteriorFeatures Bar Cathedral Ceiling Kitchen Center Island Storage Walk In Closet	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds Curtains	Heating Forced Air Gas-Natural Multi-Zoned
Cooling	HotWater	Water	Sewer

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Ceiling Fan(s)  
Central  
Multi-Zoned

Gas

Public

Public Sewer



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [bak@bergerrealty.com](mailto:bak@bergerrealty.com)

