



**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              | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Brick                 | Curbs              | One Car          | Den/TV Room          |
| Masonry/Block         | Deck               | Detached Garage  | Dining Area          |
| Vinyl                 | Fenced Yard        | Auto Door Opener | Eat In Kitchen       |
|                       | Patio              |                  | Great Room           |
|                       | Pool-In Ground     |                  | Laundry/Utility Room |
|                       | Sidewalks          |                  |                      |
|                       | Sprinkler System   |                  |                      |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded     | Heating              |
| Bar                   | Disposal           | Blinds           | Forced Air           |
| Cathedral Ceiling     | Dishwasher         | 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

• Since 1928 •



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Ceiling Fan(s)  
Central  
Multi-Zoned

Gas

Public

Public Sewer



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