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| 206 Spruce, Villas, NJ, 08251 Price \$915,000.00  |  |   |  |  | 206 S   | pruce, Villas, NJ, 08251   |   | Price \$915,000.00   |  |
| PROPE   |  |   | ERTY DETAILS   |  |   |  | PRO   | OPERTY DETAILS   |  |
|   |  | Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Number<br>Listing #<br>Taxes | 11<br>4<br>2024<br>Single Family<br>315<br>241429<br>999999.00                         |  |   |  | Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Number<br>Listing #<br>Taxes | 11<br>4<br>2<br>024<br>Single Family<br>315<br>241429<br>9999999.00                    |  |
|   | COMMENTS   |   |  |  |   | COMMENTS   |   |  |  |
| NEW CONSTRUCTION! Your home search ends here! Welcome to 206 Spruce Ave - a contemporary two-story home sitting just a block away from the Delaware Bay. Situated on a 140 x 52.5 lot, this brand new home spares no expense and boasts breathtaking views of New Jersey's best sunsets. Enter from the charming front porch into the great room, where the cathedral ceilings span 1 |  |   |  |  |   |  |   | e Delaware Bay. Situated on a<br>ts breathtaking views of New                          |  |
|   |  | TY FEATURES   |  |  |   |  | <b>FEATURES</b>   |  |  |
| Exterior<br>Vinyl   | OutsideFeatures<br>Deck<br>Porch   | ParkingGarage<br>2 Car<br>Stone Driveway  | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area<br>Storage Attic<br>Laundry Closet | Exterior<br>Vinyl  |   | OutsideFeatures<br>Deck<br>Porch   | ParkingGarage<br>2 Car<br>Stone Driveway  | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area<br>Storage Attic<br>Laundry Closet |  |
| InteriorFeatures<br>Cathedral Ceilings<br>Walk in Closet<br>Tile Flooring<br>Vinyl Flooring<br>Kitchen Island   | AppliancesIncluded<br>Range<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Stove Natural Gas | Basement<br>Crawl Space   | Heating<br>Gas Natural<br>Forced Air   | InteriorF<br>Cathedr<br>Walk in<br>Tile Floc<br>Vinyl Flo<br>Kitchen | al Ceilings<br>Closet<br>oring<br>ooring  | AppliancesIncluded<br>Range<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Stove Natural Gas | Basement<br>Crawl Space   | Heating<br>Gas Natural<br>Forced Air   |  |
| Cooling<br>Central Air Condition  | HotWater<br>Electric<br>On Demand  | Water<br>City   | Sewer<br>City  | Cooling<br>Central   | Air Condition   | HotWater<br>Electric<br>On Demand  | Water<br>City   | Sewer<br>City  |  |
| CONTACT   |  |   |  |  | CONTACT   |  |   |  |  |
| Scan to see Property page.<br>Ask for Brent Kolmer<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-287-2888<br>Email to: bak@bergerrealty.com   |  |   |  |  | Scan to see Property<br>Ask for Brent Kolmer<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-287-2888<br>Email to: bak@bergerrealty.com |  |   |  |  |







