Berger	Realty	55th Oce	erger Realty, Inc. a & Haven Avenue an City, NJ 08226 609-399-0040 fo@bergerrealty.com	Berge	r Realty	State of the second sec	Berger Realty, Inc. th & Haven Avenue sean City, NJ 08226 609-399-0040 nfo@bergerrealty.com	
206 S	pruce, Villas, NJ, 08251		Price \$915,000.00	20)6 Spruce, Villas, NJ, 08251		Price \$915,000.00	
PROPERTY DETAILS				PROPERTY DETAILS				
		Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing # Taxes	11 4 2 1 2024 Single Family 315 241429 999999.00			Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing # Taxes	11 4 2 1 2024 Single Family 315 241429 999999.00	
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 sts breathtaking views of New	
		TY FEATURES				TY FEATURES		
Exterior Vinyl	OutsideFeatures Deck Porch	ParkingGarage 2 Car Stone Driveway	OtherRooms Living Room Kitchen Dining Area Storage Attic Laundry Closet	Exterior Vinyl	OutsideFeatures Deck Porch	ParkingGarage 2 Car Stone Driveway	OtherRooms Living Room Kitchen Dining Area Storage Attic Laundry Closet	
InteriorFeatures Cathedral Ceilings Walk in Closet Tile Flooring Vinyl Flooring Kitchen Island	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Stove Natural Gas	Basement Crawl Space	Heating Gas Natural Forced Air	InteriorFeatures Cathedral Ceilings Walk in Closet Tile Flooring Vinyl Flooring Kitchen Island	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Stove Natural Gas	Basement Crawl Space	Heating Gas Natural Forced Air	
Cooling Central Air Condition	HotWater Electric On Demand	Water City	Sewer City	Cooling Central Air Conditio	HotWater on Electric On Demand	Water City	Sewer City	
	CONTACT				CONTACT			
Scan to see Property page. Ask for Rodman Pierce Berger Realty Inc 109 E 55th St., Ocean City Call: 609-425-8862 Email to: rpp@bergerrealty.com					Scan to see Property Ask for Rodman Pierce Berger Realty Inc 109 E 55th St., Ocean City Call: 609-425-8862 Email to: rpp@bergerrealty.com			







