

# Berger Realty

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**31 Spruce**  
**Ocean City, NJ 08226**

**Asking \$1,575,000.00**



## COMMENTS

Views, views, and more views! It is not often that a home hits the market with such sunset and water views that is not a bay front property. Welcome to 31 Spruce Road in the desirable Riviera section of Ocean City! For the early riser, there are inspirational sunrise views from the back deck but the true heart of this home is the magnificent sunsets, which will be impossible to tire of. You can awaken to wonderful water views from the top floor primary bedroom and most front windows yield water views also. This very inviting two story 3 to 4 bedroom home has much to offer the Buyer for use as a primary residence (Ocean City Intermediate school is nearby), second home or future development. This residence also offers an option for in law quarters. There are two living rooms, one up and one down as well as a home office on the 1st floor which could be converted for extra sleeping quarters. 31 Spruce has been refreshed over time and the exterior features a detached garage, fenced yard, outside shower, patio space and plenty of parking. There is a front patio for sunset viewing and post dinner mingling with family and friends.

## PROPERTY DETAILS

|                                                                                                                                                                                                                          |                 |                   |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------|----------------------|
| Exterior                                                                                                                                                                                                                 | OutsideFeatures | ParkingGarage     | OtherRooms           |
| Brick                                                                                                                                                                                                                    | Patio           | Garage            | Living Room          |
| Vinyl                                                                                                                                                                                                                    | Deck            | Detached          | Dining Room          |
|                                                                                                                                                                                                                          | Fenced Yard     | Concrete Driveway | Kitchen              |
|                                                                                                                                                                                                                          | Sidewalks       |                   | Den/TV Room          |
|                                                                                                                                                                                                                          | Outside Shower  |                   | Laundry/Utility Room |
| <p><b>Ask for Carol Cawley</b><br/> <b>Berger Realty Inc</b><br/> <b>1330 Bay Avenue Ocean City</b><br/> <b>Call: 609-391-1330</b><br/> <b>Email: <a href="mailto:clc@bergerrealty.com">clc@bergerrealty.com</a></b></p> |                 |                   |                      |
| AppliancesIncluded                                                                                                                                                                                                       | Heating         | Cooling           |                      |
| Range                                                                                                                                                                                                                    | Gas Natural     | Central Air       |                      |
| Microwave Oven                                                                                                                                                                                                           | Baseboard       |                   |                      |
| Refrigerator                                                                                                                                                                                                             |                 |                   |                      |
| Disposal                                                                                                                                                                                                                 |                 |                   |                      |
| Smoke/Fire Detector                                                                                                                                                                                                      |                 |                   |                      |
| Stove Natural Gas                                                                                                                                                                                                        |                 |                   |                      |



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