

# 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
InteriorFeatures	AppliancesIncluded	Heating	Cooling
Wood Flooring	Range	Gas Natural	Central Air Conditioning
Smoke/Fire Alarm	Microwave Oven	Baseboard	
Fireplace- Wood	Refrigerator		
Tile Flooring	Dishwasher		
	Disposal		
	Smoke/Fire Detector		
	Stove Natural Gas		
HotWater	Water	Sewer	
On Demand	City	City	

