



**22 Spruce Road  
Ocean City, NJ 08226**

**Asking \$1,979,900.00**



#### 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<br>Brick<br>Masonry/Block<br>Vinyl  | OutsideFeatures<br>Curbs<br>Deck<br>Fenced Yard<br>Patio<br>Pool-In Ground<br>Sidewalks<br>Sprinkler System                     | ParkingGarage<br>Auto Door Opener<br>Detached Garage<br>One Car | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room |
| InteriorFeatures<br>Bar<br>Cathedral Ceiling<br>Kitchen Center Island<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains                              | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned  |
| Cooling  | HotWater  | Water   | Sewer  |

# Berger Realty

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Ceiling Fan(s)  
Central  
Multi-Zoned

Gas

Public

Public Sewer



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