

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



27 Spruce  
Ocean City, NJ 08226

Asking \$2,899,900.00



SJSRMLS

## COMMENTS

Welcome to the Riviera's Best-Priced New Construction Single-Family Home! This custom-built 5-bedroom, 5-bath luxury residence offers lagoon views and exceptional amenities throughout. Enjoy the convenience of a full-service elevator, a garage pre-wired for electric vehicle charging, and a backyard oasis featuring a heated gunite pool and a rear deck pre-wired for outdoor speakers—ideal for entertaining. The main level boasts a spacious great room with an oversized kitchen island, premium appliance package, wet bar in the dining area, cozy gas fireplace in the family room, and a private study with sliding barn-style doors. A full bathroom with direct outdoor access enhances poolside living. Upstairs, you'll find four additional bedrooms, a full laundry room, and four access points to expansive front and rear decks with stunning lagoon and median/park views. The luxurious primary suite features heated bathroom floors, a walk-in closet, vaulted ceilings, and private deck access. The third floor offers a private guest retreat with a bedroom, full bath, wet bar, walk-in closet, seating area, and a private rear deck overlooking the pool and some OC skyline views. This is a rare opportunity to own new construction in Ocean City's most desirable, family-friendly neighborhood—The Riviera!

## PROPERTY DETAILS

Exterior Shingle	Outside Features Curbs Deck Patio Pool-In Ground Side Walk Sprinkler System	Parking/Garage One Car	Other Rooms Library/Study Recreation/Family
<p>Ask for Jeff Haas Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jsh@bergerrealty.com</p>			
<p>Appliances Included Dishwasher Gas Stove Microwave Refrigerator Washer</p>			
<p>Basement Crawl Space</p>			



Cooling  
Ceiling Fan(s)  
Central

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer