

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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<br>Shingle   | Outside Features<br>Curbs<br>Deck<br>Patio<br>Pool-In Ground<br>Side Walk<br>Sprinkler System | Parking/Garage<br>One Car | Other Rooms<br>Library/Study<br>Recreation/Family |
| <p>Appliances Included: Basement<br/>Dishwasher Crawl Space<br/>Dryer<br/>Gas Stove<br/>Microwave<br/>Refrigerator<br/>Washer</p> |   |                           |   |



Ask for Sheilah Baran  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: sdb@bergerrealty.com



Cooling  
Ceiling Fan(s)  
Central

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer