

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



310 Spruce  
Absecon, NJ 08201

Asking \$389,900.00



## COMMENTS

**\*\*MULTIPLE OFFERS RECEIVED. HIGHEST AND BEST DUE BY AUGUST 18TH NOON\*\***  
**RENOVATED\*\***Live on Spruce Street, where your dreams will truly spruce up! Step into a spacious living room with **RECESSED LIGHTING**, perfect for entertaining guests or enjoying cozy evenings at home. Throughout the house, durable vinyl plank flooring adds modern style and easy maintenance. The lower-level additional room is ideal for a family entertainment area, home theater, or playroom. The brand-new kitchen boasts **SAMSUNG** stainless steel appliances, **GRANITE** countertops, and a stylish backsplash tile, creating a chef's dream space. The bedrooms are designed for comfort with ceiling fans and plenty of natural light streaming in through **BRAND NEW WINDOWS**. The **BATHROOMS** have been completely **RENOVATED** with modern tiles, new vanities, and a shower/tub combo for a fresh, luxurious feel. A **COVERED PORCH** offers the perfect place to unwind and enjoy peaceful evenings or your favorite beverage. Outside, a **BRAND-NEW CONCRETE DRIVEWAY** leads to a one-car garage, and a 150 deep backyard provides plenty of room for family gatherings, barbecues, or sports activities. Priced to sell — this gem won't last long!

## PROPERTY DETAILS

|                                                                                     |                                                |                           |                                                                                       |
|-------------------------------------------------------------------------------------|------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                   | ParkingGarage<br>One Car<br>Attached Garage    | OtherRooms<br>Dining Area | InteriorFeatures<br>Smoke/Fire Alarm                                                  |
|  | Heating                                        | Cooling                   | HotWater                                                                              |
|                                                                                     | Forced Air                                     | Central Air (s)           | Gas                                                                                   |
|                                                                                     | Gas Natural                                    | Central                   |                                                                                       |
|                                                                                     | Ask for Frank Shoenberger<br>Berger Realty Inc |                           |                                                                                       |
|                                                                                     | 3160 Asbury Avenue, Ocean City                 |                           |                                                                                       |
|                                                                                     | Call: 609-399-0076                             |                           |                                                                                       |
|                                                                                     | Email to: fcs@bergerrealty.com                 |                           |                                                                                       |
|                                                                                     |                                                |                           |  |

