

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



310 Spruce  
Absecon, NJ 08201

Asking \$389,900.00



## COMMENTS

Offer accepted! Back-up offers only. **\*\*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	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	One Car	Dining Area	Smoke/Fire Alarm
	Attached Garage		



Heating  
For Ask to Ludwik Samojlik  
Gas Natural  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Sewer  
Public Sewer  
Email to: ls@bergerrealty.com

Cooling  
Central  
Air Conditioning(s)

HotWater  
Gas

