

# Berger Realty

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



**31 Spruce**  
**Ocean City, NJ 08226**

**Asking \$1,575,000.00**



## COMMENTS

Views, views, and more views! It is not often that a home hits the market with such sunset and water views that is not a bay front property. Welcome to 31 Spruce Road in the desirable Riviera section of Ocean City! For the early riser, there are inspirational sunrise views from the back deck but the true heart of this home is the magnificent sunsets, which will be impossible to tire of. You can awaken to wonderful water views from the top floor primary bedroom and most front windows yield water views also. This very inviting two story 3 to 4 bedroom home has much to offer the Buyer for use as a primary residence (Ocean City Intermediate school is nearby), second home or future development . This residence also offers an option for in law quarters. There are two living rooms, one up and one down as well as a home office on the 1st floor which could be converted for extra sleeping quarters. 31 Spruce has been refreshed over time and the exterior features a detached garage, fenced yard, outside shower, patio space and plenty of parking. There is a front patio for sunset viewing and post dinner mingling with family and friends.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Deck	Detached Garage	Den/TV Room
Vinyl	Enclosed	Outside	Dining Area
	Shower		Eat In Kitchen
	Fenced Yard		Laundry/Utility Room
	Outside Shower		
	Patio		
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Heating	
Carbon Monoxide Detector	Dishwasher	Baseboard	
	Disposal	Gas-Natural	
	Gas Stove		
	Microwave		
	Refrigerator		
HotWater	Water	Sewer	
Tankless-gas	Public	Public Sewer	

