



**71 Spruce  
Ocean City, NJ 08226**

**Asking \$2,695,000.00**



**COMMENTS**

This stunning single family home is located in the exclusive Riviera neighborhood of Ocean City. As you enter the home you are immediately embraced by the charm and upscale appointments in throughout including rich hardwood floors, a gourmet kitchen with an oversized island perfect for entertaining, a dining room surrounded by bay windows with an abundance of natural light and a large living room with exposed beams opening to the parlor. From the first floor you can step out to the large screened in porch accented with a fireplace and tv ideal for relaxing while enjoying the back yard oasis with an expansive in-ground pool. The second floor features three large en-suite bedrooms appointed with spa like bathrooms, two additional bedrooms which share a hall bathroom and the floor offers an additional den/tv room with the sixth bedroom and a large bathroom.

**PROPERTY DETAILS**

|                       |                    |                     |                |
|-----------------------|--------------------|---------------------|----------------|
| Exterior              | OutsideFeatures    | ParkingGarage       | OtherRooms     |
| Vinyl                 | Curbs              | Attached Garage     | Den/TV Room    |
|                       | Deck               | Auto Door Opener    | Dining Room    |
|                       | Fenced Yard        | One Car             | Eat In Kitchen |
|                       | Patio              |                     |                |
|                       | Paved Road         |                     |                |
|                       | Pool-In Ground     |                     |                |
|                       | Sidewalks          |                     |                |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded        | Basement       |
| Cathedral Ceiling     | Dishwasher         | Blinds              | Crawl Space    |
| Kitchen Center Island | Disposal           | Partially Furnished |                |
| Walk In Closet        | Dryer              |                     |                |
|                       | Gas Stove          |                     |                |
|                       | Microwave          |                     |                |
|                       | Refrigerator       |                     |                |
|                       | Self Cleaning Oven |                     |                |
|                       | Washer             |                     |                |
| Heating               | Cooling            | HotWater            | Water          |
| Forced Air            | Ceiling Fan(s)     | Gas                 | Public         |
| Gas-Natural           | Central            |                     |                |
| Multi-Zoned           | Multi-Zoned        |                     |                |

# Berger Realty

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Public Sewer



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