



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

Price \$1,575,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 1971          |
| Type         | Single Family |
| Block Number | 1913          |
| Listing #    | 252679        |
| Taxes        | 8050.00       |

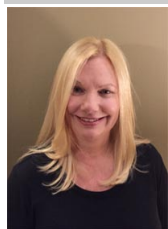
#### COMMENTS

*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 impossi...*

#### PROPERTY FEATURES

|                  |                     |                   |                       |
|------------------|---------------------|-------------------|-----------------------|
| Exterior         | OutsideFeatures     | ParkingGarage     | OtherRooms            |
| Brick            | Patio               | Garage            | Living Room           |
| Vinyl            | Deck                | Detached          | Dining Room           |
|                  | Fenced Yard         | Concrete Driveway | Kitchen               |
|                  | Sidewalks           |                   | Den/TV Room           |
|                  | Outside Shower      |                   | Laundry/Utility Room  |
| InteriorFeatures | AppliancesIncluded  | Heating           | Cooling               |
| Wood Flooring    | Range               | Gas Natural       | Central Air Condition |
| Smoke/Fire Alarm | Microwave Oven      | Baseboard         |                       |
| Fireplace- Wood  | Refrigerator        |                   |                       |
| Tile Flooring    | Dishwasher          |                   |                       |
|                  | Disposal            |                   |                       |
|                  | Smoke/Fire Detector |                   |                       |
|                  | Stove Natural Gas   |                   |                       |
| HotWater         | Water               | Sewer             |                       |
| On Demand        | City                | City              |                       |

#### CONTACT



Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-4966  
Email to: dew@bergerrealty.com

Scan to view property page.



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

Price \$1,575,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 1971          |
| Type         | Single Family |
| Block Number | 1913          |
| Listing #    | 252679        |
| Taxes        | 8050.00       |

#### 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 impossi...*

#### PROPERTY FEATURES

|                  |                     |                   |                       |
|------------------|---------------------|-------------------|-----------------------|
| Exterior         | OutsideFeatures     | ParkingGarage     | OtherRooms            |
| Brick            | Patio               | Garage            | Living Room           |
| Vinyl            | Deck                | Detached          | Dining Room           |
|                  | Fenced Yard         | Concrete Driveway | Kitchen               |
|                  | Sidewalks           |                   | Den/TV Room           |
|                  | Outside Shower      |                   | Laundry/Utility Room  |
| InteriorFeatures | AppliancesIncluded  | Heating           | Cooling               |
| Wood Flooring    | Range               | Gas Natural       | Central Air Condition |
| Smoke/Fire Alarm | Microwave Oven      | Baseboard         |                       |
| Fireplace- Wood  | Refrigerator        |                   |                       |
| Tile Flooring    | Dishwasher          |                   |                       |
|                  | Disposal            |                   |                       |
|                  | Smoke/Fire Detector |                   |                       |
|                  | Stove Natural Gas   |                   |                       |
| HotWater         | Water               | Sewer             |                       |
| On Demand        | City                | City              |                       |

#### CONTACT



Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-4966  
Email to: dew@bergerrealty.com

Scan to view property page.

