



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



617 Spruce, North Wildwood, NJ, 08260

Price \$2,195,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 10            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 0             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 47            |
| Listing #    | 252764        |
| Taxes        | 12650.00      |

#### COMMENTS

*Elevate Your Coastal Living! Welcome to 617 W. Spruce, where luxury living and natural beauty converge on Five Mile Island. This exquisite three-story retreat with breathtaking views of the Intercoastal Waterway and Hereford Inlet offers 6 bedrooms, 5 baths, and a luxurious Gunite pool. It's your ideal haven for multigenerational, coastal living. Step inside to experience...*

#### PROPERTY FEATURES

|                                    |                                                                                                                  |                         |                                                                            |
|------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------|
| Exterior<br>Vinyl                  | OutsideFeatures<br>Patio<br>Deck<br>Porch<br>Fenced Yard<br>Storage Building<br>Outside Shower<br>In Ground Pool | ParkingGarage<br>Garage | OtherRooms<br>Living Room<br>Dining Area<br>Pantry<br>Laundry/Utility Room |
| InteriorFeatures<br>Fireplace- Gas | AppliancesIncluded<br>Range<br>Oven<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Dishwasher           | Basement<br>Crawl Space | Heating<br>Gas Natural<br>Forced Air                                       |
| Cooling<br>Central Air Condition   | HotWater<br>Gas- Natural                                                                                         | Water<br>City           | Sewer<br>City                                                              |

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