



**8314 Sunset**  
**Stone Harbor, NJ 08247**

**Asking \$2,999,999.00**



**COMMENTS**

This 3 bedroom 2 full bath Cape style home with detached garage is currently a duplex. 2 bedrooms and 1 full bath on the 1st floor and 2 bedroom 1 full bath on the 2nd floor. This Property is in the C Zone Residential you have options!! With a little upgrading you can keep the duplex with great rental income. Rent both units or keep one for yourself. or you may construct a new single family 2200 sq.ft. (Picture of the proposed elevation with inground pool and cabana). Plenty of storage underneath in the crawl space. Second floor or Roof top deck will have fantastic sunset and water views over the Great Channel.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Deck	Garage	Living Room
Shingle	Cable TV	1.5 Car	Dining Room
	Sidewalks	Detached	Kitchen
	Outside Shower	Concrete Driveway	Laundry/Utility Room
			Storage Attic

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Smoke/Fire Alarm	Range	Drapes	Partial
Wall to Wall Carpet	Oven	Curtains	Outside Entrance
Tile Flooring	Self-Clean Oven	Shades	
	Microwave Oven	Blinds	
	Refrigerator	Window Treatments	
	Washer		
	Dryer		
	Dishwasher		
	Disposal		
	Stove/Range		



Ask for Leon Grisham  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call 609-399-0076



Cooling	HotWater
Central Air Condition	Electric

Sewer  
 City