



**10305 First  
Stone Harbor, NJ 08247**

**Asking \$339,000.00**



**COMMENTS**

Owner is offering 2 10% shares. Each at \$339,000. Own up to 20% of this Classic 1950s style 4-bedroom, 3 full bath Stone Harbor beach house, just one block from the ocean and 7 blocks from 96th street. Beds include King memory foam mattresses in 1st and 2nd floor bedrooms and 2 new full memory foam mattresses in upstairs front and back bedrooms. Central AC on 2nd floor only with remote control AC & Heat split systems on first floor along with backup window units in each bedroom for maximum comfort and temperature setting. 1st. floor: 1 king; 2nd floor front room: 1 king + 1 full; 2nd floor rear yellow room: 1 full + 1 twin; 2nd floor rear blue room: 3 twins; Guest Cottage: 1 custom bed slightly smaller than a Full-size Mattress. The home has been in the owner's family for 50 years and they hope that you will love it as much as they enjoy their time in Stone Harbor. The backyard offers a 20 x 20 backyard pavilion and 800 sq. ft. patio. The pavilion includes state of the art LED interior perimeter lighting, multi-speed and dimmable ceiling fan for maximum comfort. The "live edge" hardwood table seats 10 for any meal, and the outdoor living room seating and bar are great for relaxing and entertaining. This outdoor space also includes BBQ, corn hole, bikes, surf boards, restored vintage rocking chairs, sofa, outdoor fire pit and many outdoor chairs. The pool, with integrated spa, is 15' long by 9' wide and 4' deep and was installed in 2022. It includes an 8' waterfall with bar seating behind the stone and a countertop that creates the unique "waterfall lounge" and 8 jets with bench seating for up to 8 people. Custom surfboard rack for convenient access and use by of the boards. Beach cruiser "Bike Paddock" with five custom built racks. Boogie Board rack, Beach Chair rack, with convenient shelf for holding cups, so you don't have to lean down to pick it up off the ground. Foot washer, custom built to make it easy to wash sand off of your feet without having to lean down to pick up a hose. The outdoor shed has been converted to a beautiful and very comfortable cottage that offers 1 custom bed slightly smaller than a Full-size Mattress to sleep 2 people. Some of the upgrades in 2023 include new refrigerator with icemaker, new gas range and oven, new microwave, new dishwasher and new washer and dryer. (Note that the photos do not include the new appliances, and the ones taken from the rear of the pavilion and aerial do not show the new pool, which replaced the area with the green ping pong table). Don't miss your opportunity to own a piece of real estate on one of the most desirable islands on the east coast for a fraction of the cost. (For a video walkthrough of the house and the backyard see:

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	3 Car	Living Room
Solar Panels-Leased	Enclosed/Covered	Stone Driveway	Kitchen
	Patio		Dining Area
	Porch		

# Berger Realty

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	Fenced Yard Cable TV Sidewalks Outside Shower In Ground Pool Whirlpool/Spa		
InteriorFeatures Fireplace- Wood	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Smoke/Fire Detector Stove Natural Gas	AlsoIncluded Drapes Curtains Furniture Window Treatments	Basement Crawl Space
Heating Gas Natural	Cooling Central Air Condition Wall Air Conditioning	HotWater Gas- Natural	Water City
Sewer City			



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