

**10305 First
Stone Harbor, NJ 08247**

Asking \$339,000.00



COMMENTS

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. (Note that two 10% fractional shares are available, with the opportunity to purchase one or both). 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 Patio	Stone Driveway	Kitchen Dining Area

Berger Realty

Since 1928



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

info@bergerrealty.com



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



Ask for John Greiner
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jag@bergerrealty.com

