



136 107th  
Stone Harbor, NJ 08247

Asking \$7,149,000.00



#### COMMENTS

Special Financing Available through our Trusted Mortgage Partner: rate as low as 4.325% \*rate subject to change based on current market conditions. Unlock the potential of this prime property, perfect for a 1031 tax-deferred exchange, with an impressive rental income opportunity of \$350,000 Welcome to your perfect vision of grandeur and sophistication, your new custom home in the exclusive south end of Stone Harbor, featuring exceptional elements where luxury meets seashore charm. This exquisite residence, with a spacious floor plan, not only invites the entire family to create unforgettable memories by the seashore but also offers long-term proven value growth for land. The market has consistently appreciated and has been a great investment for your portfolio, with rarely any instances of decline in value over time. Nestled just one block from the beach, this exquisite home offers breathtaking ocean views and represents the pinnacle of luxury living in the heart of Stone Harbor. A short walk to downtown immerses you in a vibrant community, surrounded by premier amenities and shoreline attractions. Crafted by Harbaugh Developers, this residence features 7 bedrooms, 7.5 bathrooms, and 3541 square feet of refined living space on an oversized 65 x 110 lot. Step inside to discover a flawless modern design, adorned with state-of-the-art appliances, premium fixtures, and exceptional finishes throughout. The home has been thoughtfully curated for comfort and style, with professional furnishings and decor. The first floor welcomes you with Chesapeake hardwood flooring and mahogany decking, setting a tone of coastal elegance. On the second floor, the spacious master suite offers a walk-in closet and a luxurious double vanity, creating the perfect retreat after a day at the beach. For guests and family, a built-in bunk bed area with four twin beds, rails, ladders, and convenient drawers beneath adds functionality. The open-concept second floor seamlessly integrates the kitchen, dining, and living areas, ideal for both relaxation and entertaining. Entertainment is elevated with a wet bar, dry bar, audio-visual system and a burglar alarm for added peace of mind. High-speed Wi-Fi ensures connectivity while you enjoy the serene surroundings. Step outside to your private sanctuary, where a sparkling pool and jacuzzi await, framed by a sandblasted marble patio. The luxurious outdoor space, complete with a built-in cabana and fireplace, is perfect for hosting gatherings. Enjoy the sun from one of the five expansive decks. The exterior of the home complements its coastal setting with historic Train Station brick veneer on the foundation, chimney, and piers, while the slate gray metal roof and Maibec Cedar siding offer timeless elegance. A meticulously landscaped yard provides a tranquil outdoor retreat, and an outdoor shower completes the beachside experience. Don't miss the opportunity to own this coastal gem, where modern luxury seamlessly blends with the beach lifestyle. Embrace the serenity of Stone Harbor and make this extraordinary property your new home.

#### PROPERTY DETAILS

OutsideFeatures

ParkingGarage

OtherRooms

InteriorFeatures

# Berger Realty

Since 1928



**Berger Realty, Inc**  
**1330 Bay Avenue**  
**Ocean City, NJ 08226**  
**609-391-1330/609-391-1300**  
 **info@bergerrealty.com**



Patio	See Remarks	Living Room	Cathedral Ceilings
Deck		Dining Room	Fireplace- Gas
Porch		Kitchen	Wood Flooring
Fenced Yard		Recreation/Family	Smoke/Fire Alarm
Cable TV		Laundry/Utility Room	Walk in Closet
Sidewalks			
Outside Shower			
In Ground Pool			
Whirpool/Spa			
AppliancesIncluded	Heating	Cooling	HotWater
Range	Gas Natural	Central Air Condition	Gas- Natural
Self-Clean Oven		Multi Zoned	
Microwave Oven			
Refrigerator			
Washer			
Dryer			
Dishwasher			
Disposal			
Smoke/Fire Detector			
Water	Sewer		
City	City		

Ask for Donna M. Drohan  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: dmd@bergerrealty.com

