



**280 86th**  
**Stone Harbor, NJ 08247**

**Asking \$4,699,000.00**



#### COMMENTS

NOW OFFERED FURNISHED AND READY TO GO FOR SUMMER! JCM Development does it again! Introducing 280 86th in Stone Harbor NJ, a custom new construction beach home with BAY and slight OCEAN VIEWS. The home features 5 bedrooms (each with their own attached full bath), 2 powder rooms (one on each floor), additional first floor family room, four generous deck spaces including a masonry front porch with Bluestone pavers, Extensive trim package including white oak ship lap in various spots, interior 8' solid core doors, 10' first floor ceiling, pool & cabana, and MORE! This meticulously designed home is perfect for families looking to enjoy the beauty of the Jersey Shore or would make a fantastic INVESTMENT property (reach out for projected rental rates). As you walk into the first floor, you will instantly see that no expensive was spared: from the extensive trim package including 10" shiplap in the first-floor hallway, coffered ceilings in the family room, 10' tall ceiling height, oversized 8' sliders/solid core doors throughout, and custom shelving with wet bar, mini fridge, and ice maker. Also on the first floor you will find 3 bedrooms each with their own full bath including a bunk room with custom built ins, laundry room, and a perfectly positioned half bath with outside access to the large covered deck. Moving to the second floor via a towering wall of windows you will be in the "GREAT" ROOM. The second floor continues the theme of "luxury" including shiplap covering the entire living/dining/kitchen ceiling, a chef's dream kitchen with wolf/subzero appliances, enormous center island with plenty of seating, custom Kountry Kraft kitchen cabinets, additional seating/work desk with beverage fridge, and access through another 8' tall slider to a southern exposed and partially covered, oversized deck space with peeks of the ocean. In the rear of the home is 2 bedrooms each with their own full bath attached as well as a powder room in the hallway. The master suite will have custom shelving in the closet and bathroom as well as private access to another covered deck space. Put this home under contract today and enjoy or rent out this summer!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Patio	2 Car	Living Room
Masonry Block	Deck	Stone Driveway	Kitchen
Hardie Board	Enclosed/Covered		Den/TV Room
	Patio		Dining Area
	Porch		Laundry/Utility Room
	Fenced Yard		Storage Attic
	Storage Building		
	Outside Shower		
	In Ground Pool		

# Berger Realty

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Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



InteriorFeatures  
Bar  
Cathedral Ceilings  
Fireplace- Gas  
Smoke/Fire Alarm  
Storage  
Walk in Closet  
Kitchen Island  
Beverage Refrigerator

AppliancesIncluded  
Range  
Oven  
Self-Clean Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Smoke/Fire Detector  
Stove Natural Gas  
Stainless steel  
appliance

AlsoIncluded  
Furniture

Basement  
Crawl Space  
Masonry Floors/Wall

Heating  
Gas Natural  
Multi-Zoned

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
On Demand

Water  
City

Sewer  
City



Ask for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [els@bergerrealty.com](mailto:els@bergerrealty.com)

