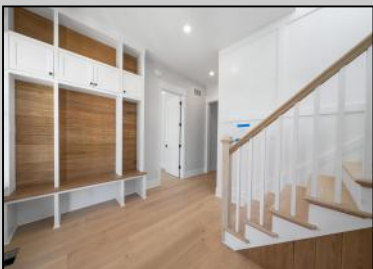


**280 86th**  
**Stone Harbor, NJ 08247**

**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 to be completed in May 2024. 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 Country 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

Since 1928



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

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



InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Furniture	Crawl Space
Cathedral Ceilings	Oven		Masonry Floors/Wall
Fireplace- Gas	Self-Clean Oven		
Smoke/Fire Alarm	Refrigerator		
Storage	Washer		
Walk in Closet	Dryer		
Kitchen Island	Dishwasher		
Beverage Refrigerator	Smoke/Fire Detector		
	Stove Natural Gas		
	Stainless steel appliance		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	On Demand	City
Multi-Zoned	Multi Zoned		
Sewer			
City			



Ask for Norman Hartzel  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

