

# Berger Realty

Since 1928



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



921 Stone Harbor  
Stone Harbor Manor, NJ 08210

Asking \$2,200,000.00



## COMMENTS

Welcome to the beautiful and tranquil waterfront resort community at Scotch Bonnet Sound. Situated along the Scotch Bonnet Channel just blocks from Stone Harbor's 96th Street commercial district, this enclave is one of the shore's rare locations that enjoys unobstructed sunrise to sunset views along the bay. The community will consist of 4 townhomes designed by the renowned architectural team at OSK Design. The marina will offer boating, kayaking and a fishing pier once completed. A true boater's paradise! These townhomes are truly spectacular in every sense of the word. Each home is 2900 square feet and 4 stories of spacious living space: 5 bedrooms and 4 full baths. The top floor consists of a master suite with private decks at both the rear and front elevations overlooking the bay on both sides! The 1st floor has a conditioned parking garage that fits 2 full sized cars and the main entryway leading up to 3 floors of living space. The second floor boasts a 25' wide open air floor plan with the kitchen, dining & great room lit by floor-to-ceiling windows that open out to a deck with expansive views of the bay. Saltwater plunge pool on the rear deck and a private dock accessed from the rear deck consisting of 2 boat slips. The homes will be ready for delivery in May of 2024.

## PROPERTY DETAILS

ParkingGarage	Heating	Cooling	HotWater
Garage	Gas Natural	Central Air	Gas
3 Car	Multi-Zoned	Multi Zoned	Other Hot Water
Concrete Driveway			



Ask for Faith Camp-ODonnell  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: fco@bergerrealty.com

