



**9816 Second  
 Stone Harbor, NJ 08247**

**Asking \$565,000.00**



**COMMENTS**

Located in the heart of Stone Harbor, you will find Courtyard Condominiums. This 1 bedroom and 1 bath retreat is perfect for the downtown enthusiast or investor with gross income in 2023 over \$30,000. Enjoy the convenience of a short walk to shopping, dining, entertainment, the library and much more. Also, this location is just a little over 1 full block to the beach only having to cross First Ave! Unit 11 is located on the first-floor south corner. Step inside and you will find an open floor plan featuring a well-stocked dine-in kitchen with newly tiled backsplash (2023) and new countertops (2023). A living area with shore décor reminds you that you are right next to the water! The spacious bedroom currently holds a king size bed. Also replaced is the water heater (2023). Common area amenities include an assigned parking spot with a brand new concrete parking pad(2024), outside shower, bike racks, coins operated washers and dryers, a spacious courtyard, and a 2nd floor sunning deck. Great rental history which can be provided upon request. Along with all new concrete along 2nd Avenue, the building replaced all plumbing from building to curb in 2024. Seller is a licensed real estate broker-salesperson in the State of New Jersey.

**PROPERTY DETAILS**

Unit	Features	Parking	Garage	Other Rooms	Appliances Included
	Tile Floors	1 Car		Living Room	Oven
	Laminate Flooring	Assigned Parking		Kitchen	Microwave Oven
				Eat In Kitchen	Refrigerator
				1st Floor	Master Cooktop
				Bedroom	



Ask for Barbara Fasy  
 Berger Realty Inc  
 1330 Bay Avenue Ocean City  
 Call 609-391-1330  
 Email to: bf@bergerrealty.com



Sewer  
 City