



**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	
				Heating	Cooling
				Electric	Electric
				Baseboard	Wall Air Conditioning
				Floor to Ceiling	
				Heat Pump	
				Sewer	
				City	



Ask for Kevin Laskowski
Berger Realty Inc
1670 Boardwalk, Ocean City
Call 609-391-0500
Email: kml@bergerrealty.com

