



**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 Laryn Criss  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call 609-391-0500  
Email: [lrc@bergerrealty.com](mailto:lrc@bergerrealty.com)  
Heating Electric Baseboard  
Cooling Electric Wall Air Conditioning  
Heat Pump



Sewer City