

**221 91st  
Stone Harbor, NJ 08247**

**Asking \$2,195,000.00**



**COMMENTS**

Mid-island Vintage Diller & Fisher cottage on a quiet residential street. Only 2 blocks to the beach and a short stroll to WAWA, the playground, Springer's ice cream or downtown shopping, dining, and it's many entertainment experiences. Enjoy cool ocean breezes from a newly renovated screened in front porch, with comfortable chairs, ceiling fan, and shaded by colorful awnings. The spacious living room/dining area with cathedral ceiling offers an open airy concept for your unfettered relaxation and enjoyment. Enjoy the new 48" LED smart TV, luxury vinyl plank tiles throughout as well as the SS refrigerator with ice maker, rich granite countertops and the central air on the first floor. First floor master bedroom with ceiling fan and 44" smart TV, located on the first floor with its own adjacent full bath. The second floor has two bedrooms each with ceiling fans, both of these bedrooms have window air conditioners and share a full bath between them. Outdoor walk in hot/cold shower perfect for clean-up after a fun day at the beach. Rear deck with table and umbrella for shade and new concrete patio for outdoor family eating and entertainment. Weber gas grill perfect for barbecues. Large fenced in grassy rear yard suitable for family games with the kids or grandchildren. This could be the ideal location for your next memorable family vacation and will host the installation of a POOL should you so desire. Already has 12 weeks booked this summer with gross income of \$47,000 in place for 2024!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Patio	Parking Pad	Living Room
Shingle	Deck	3 Car	Kitchen
	Porch	Concrete Driveway	Dining Area
	Screened Porch		Laundry/Utility Room
	Grill		Great Room
	Fenced Yard		1st Floor Primary
	Cable TV		Bedroom
	Sidewalks		
	Outside Shower		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Self-Clean Oven	Drapes	Crawl Space
Smoke/Fire Alarm	Microwave Oven	Curtains	
Laminate Flooring	Refrigerator	Shades	
Vinyl Flooring	Dryer	Furniture	
	Dishwasher		
	Disposal		

# Berger Realty

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