

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



9816 2nd  
Stone Harbor, NJ 08247

Asking \$349,900.00



## COMMENTS

Welcome to this delightful efficiency unit located on the first level of The Courtyard Condominiums, a convenient gem in the heart of Stone Harbor. This cozy and inviting space features a combined living and sleeping area, highlighted by a large window that floods the room with natural light and offers views of Second Avenue. The unit includes a full bath, a kitchenette, and bistro table. As part of The Courtyard Condominium community, you'll enjoy access to a spacious courtyard equipped with dining patio tables, perfect for al fresco meals and gatherings. The second-floor sunning deck is ideal for soaking up the sun with great views down Second Ave toward the water tower, while the outdoor shower and bike racks enhance your beach lifestyle. This property is exceptionally well-situated, allowing for an easy stroll to downtown Stone Harbor and the beautiful beach. Having never been offered on the open market before, this unique opportunity allows you to own a small piece of paradise in one of New Jersey's most sought-after coastal destinations. Don't miss your chance to make this charming efficiency unit your own!

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Laminate Flooring	Other	Eat In Kitchen	Microwave Oven
		Great Room	Refrigerator
			Smoke/Fire Detector
			Cooktop



Ask for Bader - Collins Associates  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bca@bergerrealty.com  
http://www.BADERCOLLINS.com

HotWater  
Electric

