



**215 89th  
Stone Harbor, NJ 08247**

**Asking \$2,995,000.00**



#### COMMENTS

Here it is! Your classic, traditional home at the beach! 215-89th Street, Stone Harbor, New Jersey 08247. The location of this house couldn't be better, as this home is ideally situated just 2 blocks from the bay and the Yacht Club of Stone Harbor where you will enjoy recreational opportunities. It is equally as close to the renowned Stone Harbor Beaches and only a stroll away from the dining and shopping options downtown. You can use this home and/or continue to rent it out or build your new beautiful dream vacation home. ARCHITECTURAL DRAWINGS by OSK Architects ARE INCLUDED ALONG WITH THE SHARED DRIVEWAY EASEMENT DISSOLUTION FOR WHEN YOU BUILD A NEW HOME. This classic single-family home includes 4 bedrooms and 1.5 baths for you and your loved ones to enjoy. The 1st floor boasts an open-concept design, seamlessly blending the spacious living area, dining space, and a fully equipped kitchen adorned with classic wooden cabinets. A bedroom and convenient attached powder room complete the first-floor layout. On the 2nd floor, you'll discover 3 more bedrooms, each offering its own unique charm. A full bath with a tub-shower serves the hallway. The spacious master bedroom features a sitting room and access to a front-facing second-floor sun deck with views of the neighborhood and the ocean, perfect for enjoying your morning coffee or evening cup of tea. The third bedroom on this level provides access to a private rear sun deck with southern exposure allowing you to relish the outdoors in peace and comfort. Additionally, there is a rear screened first floor porch off the kitchen offering a delightful spot for dining, entertaining or those simple moments where you just want to step away and breathe in the Stone Harbor salt air without disruption. The Screened porch offers a seamless connection to the spacious private backyard. An outdoor shower and BBQ grill make beach days even more enjoyable. Central Air Conditioning and gas heat ensures year-round comfort. This exceptional Stone Harbor gem combines coastal charm with modern comfort, creating the perfect sanctuary for you and your family to make lifelong memories and experience the ultimate serenity. Don't miss the opportunity to make this classic shore home yours! Contact us today to schedule a showing and see for yourself! House is being offered at \$2,995,000 with architectural drawings for a beautiful new home and driveway easement dissolution agreement.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Garage	Living Room
	Screened Porch	1 Car	Kitchen
	Grill	Detached	Dining Area
	Cable TV	Concrete Driveway	
	Sidewalks	Shared Driveway	
	Outside Shower		

# Berger Realty

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## Sprinkler System

Interior Features  
Wall to Wall Carpet  
Laminate Flooring  
Tile Flooring

Appliances Included  
Range  
Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Smoke/Fire Detector

Also Included  
Blinds  
Furniture  
Window Treatments

Basement  
Crawl Space  
Outside Entrance

Heating  
Gas Natural  
Forced Air

Cooling  
Central Air Condition

Hot Water  
Electric

Water  
City

Sewer  
Public



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