

# Berger Realty

Since 1928



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10700 3rd  
Stone Harbor, NJ 08247

Asking \$3,695,000.00



## COMMENTS

June 7th 1-3 pm OPEN House! One of the rarest Stone Harbor offerings you may ever find! A brand new townhouse in the South End! Stone Harbor has only a few lots that allow these to be built, and this new construction in the South End is almost unbelievable! It features all the finest, top-of-the-line materials that Stone Harbor's discerning buyers would anticipate. This property consists of an upside-down layout with 5 bedrooms and 3.5 baths, showcasing an open design that includes a great room, kitchen, and dining area—a huge space for the entire family to relax together! Many rooms and decks offer amazing bay and sunset views! With over 2,100 sq. ft., this townhouse is larger than many of the single-family homes in the area! 107th Street is one of the least dense blocks, and the street is extra wide, just two short blocks to the beach. It only gets better when you step outside, as you have your own private pool! There are great entertaining spaces and a deck with those fantastic views and stunning sunsets. This type of new construction comes to market in Stone Harbor only every 6 to 10 years! There are no homeowner fees, and the rental potential exceeds \$175,000.00.

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	2 Car	Living Room	Range
Kitchen Island	Concrete Driveway	Dining Room	Self-Clean Oven
Hardwood Floors		Kitchen	Microwave Oven
Cathedral Ceiling		Laundry/Utility Room	Refrigerator
		Storage Space	Washer
			Dryer
			Dishwasher

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air  
Multi Zoned

HotWater  
Gas

Sewer  
City

