

# Berger Realty

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10700 3rd  
Stone Harbor, NJ 08247

Asking \$3,299,000.00



## COMMENTS

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         |
| <p>Ask for Lureen "Lani" Calcara<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email to: <a href="mailto:luc@bergerrealty.com">luc@bergerrealty.com</a></p> |                   |                      |                    |
| Cooling                                                                                                                                                                                           |                   | HotWater             |                    |
| Central Air                                                                                                                                                                                       |                   | Gas                  |                    |
| Multi Zoned                                                                                                                                                                                       |                   |                      |                    |



Sewer  
City