



**1 103rd**  
**Stone Harbor, NJ 08247**

**Asking \$9,500,000.00**



#### COMMENTS

Meticulously designed, constructed and decorated, this beach front home is a harmonious mix of practicality and coastal flair. Sitting directly at the foot of the 103rd Street beach, this New England style home offers 5 bedrooms & 4 full baths and 1 powder room, breathtaking ocean views and is overflowing with luxurious living. NOTE: This beach front lot sits out approximately 15' further toward the beach than the beach front properties to the north which allows for exceptional views. As you enter the home, you are welcomed by the warm and comfortable atmosphere of the main living area with its coastal inspired hues of blue starting here and flowing throughout the home. 1-103rd Street was featured in the 15th Anniversary Issue of COASTAL LIVING MAGAZINE, and according to printed word, "blue rooms give a peaceful mood". Mesmerized by the coffered ceiling, hardwood floors and crisp paneling, you immediately feel the country charm even in this beach front property. The open kitchen features granite countertops, Viking Professional hood/range, a distinct built-in paneled refrigerator and dishwasher. The living and dining areas are surrounded by garden and patio views. A stone veneer gas fireplace with elevated hearth provides a cozy calm by the sea. Two beautifully decorated suites with private baths, a half bath, a spacious laundry room for your convenience and plenty of closet/storage space are also featured on the 1st level. The grouping of custom windows above the staircase boasts magnificent ocean views and an abundance of natural light on the 2nd level. Inspired by the depths of the ocean, the nautically decorated family room opens up to a wrap-around deck and your very own part of Seven Mile Beach. You will discover the ocean-inspired master suite on the level overlooking the beach and ocean atop the expansive master deck. The master bath is highlight with a double marble vanity, glass shower and heated tile floors. The last cornerstone of this private resort home is the office that sits on the 3rd level and opens up to the sound of crashing waves and alluring blue skies as you enjoy the very large and private "Birds Nest" style sun deck/observation area. Also offering great outdoor living space, you can indulge in the spacious screened in porch, back patio and back yard, which features plenty of entertaining with a gas fireplace, outside kitchen, full laundry room with shower plus an adorable miniature style playhouse to keep the kids occupied on your very own private resort. Agents-See associated docs for a full list of special amenities

#### PROPERTY DETAILS

Exterior	OutsideFeatures	OtherRooms	InteriorFeatures
Shingle	Deck	Living Room	Cathedral Ceilings
Wood	Enclosed/Covered	Kitchen	Fireplace- Gas
	Patio	Recreation/Family	Wood Flooring
	Screened Porch	Dining Area	Security System
	Storage Building	Laundry/Utility Room	Smoke/Fire Alarm

# Berger Realty

• Since 1928 •



**Berger Realty, Inc**  
**1330 Bay Avenue**  
**Ocean City, NJ 08226**  
**609-391-1330/609-391-1300**  
 **info@bergerrealty.com**



	Cable TV Sidewalks Outside Shower Sprinkler System	Florida Room	Storage Walk in Closet Wood Burning Stove Fireplace- Wood Tile Flooring
Appliances Included Range Oven Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Burglar Alarm Smoke/Fire Detector Stove Natural Gas	Also Included Drapes Curtains Blinds Rugs Furniture Window Treatments	Basement Crawl Space Outside Entrance	Heating Gas Natural Multi-Zoned
Cooling Central Air Condition Ceiling Fan Multi Zoned	Hot Water Gas- Natural	Water City	Sewer City



Ask for Phillip Bellucci  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: [pjb@bergerrealty.com](mailto:pjb@bergerrealty.com)

