

# Berger Realty

Since 1928



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



9214 2nd Ave  
Stone Harbor, NJ 08247

Asking \$4,495,000.00



## COMMENTS

Discover unparalleled potential at 9214 2nd Avenue in Stone Harbor, NJ. This property is a rare gem, situated on an expansive 75x110 corner lot—one of the largest corner lots available in Stone Harbor. With a total lot size of 8,250 square feet, this is an exceptional opportunity to create your dream home with outdoor living spaces, including an oversized pool and cabana, transforming it into a personal oasis. The existing home features 5 spacious bedrooms and 2 well-appointed bathrooms, providing ample space for relaxation and entertainment. Imagine a day filled with coastal experiences: start with a morning at the beach, enjoy dining and shopping downtown, and then retreat to your own outdoor oasis all within walking distance. The lot's generous size allows for creating incredible outdoor and deck spaces, perfect for unwinding and entertaining. The lot's size and prime location make it ideal for those looking to customize and expand, with the potential to build up to a 4,125 square foot residence. Embrace the opportunity to tailor this property to your vision in a sought-after coastal community. Don't miss out on this unique chance to own a piece of Stone Harbor's finest real estate.

## PROPERTY DETAILS

|                  |                     |             |              |
|------------------|---------------------|-------------|--------------|
| Outside Features | Appliances Included | Heating     | Cooling      |
| Outside Shower   | Range               | Gas Natural | Window       |
|                  | Refrigerator        | Radiator    | Conditioning |
|                  | Washer              |             |              |
|                  | Dryer               |             |              |
|                  | Dishwasher          |             |              |



Ask for Susan Goetz  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: goe@bergerrealty.com

