



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



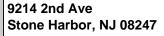












Asking \$4,995,000.00



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			
	OutsideFeatures Outside Shower	AppliancesIncluded Range	Heating Gas Natural	Cooling Window
		Refrigerator Washer	Radiator	Conditioning
		Dryer		
I		Dishwasher		
I		Ask for Monica Raab		
l		W ##erger Realty Inc ^{Sewer} ^{Public} 1670 Boardwalk, Ocean City		
	000	^{Public} 70 Boardwalk	, Ocean City	
	Charles 1	Call: 609-391-05	500	
		Email to: msr@b	ergerrealty.com	
/	12 AT			200.00
	1			
1				

Air