



**9301 1st**  
**Stone Harbor, NJ 08247**

**Asking \$7,895,000.00**



**COMMENTS**

Stone Harbor's Most Fantastic Opportunity: All Permits, and Architectural Plans approved and in place for a luxurious 4700 Square-Foot estate included in the Sale! Use the Existing Well-Maintained Single-Family Home or design a Magnificent Estate on this expansive perfectly located 110 x 110 Corner Lot just three homes from the beach. **THE LARGEST SINGLE LOT IN TOWN.** The new custom home will have the-Most Amazing Ocean Views from Inside and Out! This exceptional 2-story single-family home is perfectly located, just three homes from the pristine beach, offering stunning ocean views from the upper deck. With five spacious bedrooms, nursery and four full bathrooms, this property is the absolute perfect location to build an expansive estate over 6,000 square feet—the ideal generational home for your family. Now or later. As you enter, the welcoming foyer leads you to a formal dining room complete with a built-in hutch and a very large living room featuring a fireplace that warms the heart of the home. The recently renovated eat-in kitchen is a chef's delight, boasting ample cabinetry, a center island with a cooktop, and a walk-in pantry—ideal for both everyday meals and entertaining. Adjacent to the kitchen, the family room showcases decorative wood beams and a second fireplace, creating a perfect space for gatherings. The first floor includes a versatile bedroom with an en-suite bathroom, ideal for use as a movie room or den. Upstairs, you'll find four additional bedrooms, including a large primary suite with a beautifully renovated en-suite bathroom and access to a private deck with ocean views. A bonus room upstairs offers flexibility for various needs, whether it be a playroom, office, or additional guest space. Step outside to your own private oasis, where the expansive outdoor area features a sparkling in-ground pool as the centerpiece with lush landscaping, dual decks for relaxation and entertaining, and more. The backyard is complete with a built-in gas grilling area, a cozy fire pit, a putting green, and an outdoor shower for those warm summer days. The property also includes a spacious 2-car garage, perfect for storing all your recreational gear, including ping-pong and shuffleboard tables. This prime location offers unparalleled access to the best of Stone Harbor, just three homes from the beach and three blocks from downtown. Don't miss out on this once-in-a-lifetime opportunity!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Patio	Garage	Living Room
	Deck	2 Car	Dining Room
	Fenced Yard	Attached	Kitchen
	Cable TV		Recreation/Family
	Sidewalks		Laundry/Utility Room
	Outside Shower		
	In Ground Pool		

# Berger Realty

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InteriorFeatures  
Wood Flooring  
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Laminate Flooring

AppliancesIncluded  
Range  
Self-Clean Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Smoke/Fire Detector

AlsoIncluded  
Blinds

Heating  
Gas Natural

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
Gas- Natural

Water  
City

Sewer  
City



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