

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**11200 Second  
Stone Harbor, NJ 08247**

**Asking \$4,280,000.00**



## COMMENTS

Welcome to 11200 Second Avenue, a rare opportunity to own a 63' x 110' corner lot in one of Stone Harbor's most coveted beach block neighborhoods. This oversized parcel offers more width than the standard 60-foot lot, allowing for up to 3,465 square feet of living space and the chance to build a custom home without compromise. Located on a peaceful, one-block stretch of 112th Street, directly across from the natural beauty of the Stone Harbor Bird Sanctuary, this location offers a rare blend of privacy and proximity to the beach. A low dune line and underground utilities ensure unobstructed whitewater ocean views from inside a future home, enhancing everyday living with an expansive coastal backdrop. Included in the sale are architectural plans by renowned architect David C. Bennett, presenting a vision for a luxury 5-bedroom estate, blending timeless style with modern beach living. Thoughtfully designed for effortless indoor-outdoor entertaining, the architectural layout centers around a sun-filled, southern-facing rear yard, ideal for maximizing natural light over your future pool, cabana, and outdoor living areas. Thanks to the entire block's elevated grade, any home design would allow for a seamless indoor-outdoor flow, with just one step from the great room to the pool deck. As this entire block transforms with new construction, 11200 Second Avenue is positioned within what will become Stone Harbor's only beach block of fully built-out, newly constructed homes for decades to come, which means no looming renovations or disruptive summer construction. The west-facing rooftop deck captures stunning sunsets over the bird sanctuary tree tops, with views of the bay. This cleared corner lot offers exceptional curb appeal and flexibility for a standout architectural design that is both grand in scale and visually stunning from every angle. And since the lot is cleared, buyers benefit from savings of approximately \$40,000 by avoiding the 1% mansion tax on improved property. Whether you envision a multigenerational family retreat or a sophisticated beach haven, this property delivers the space, location, and architectural pedigree to bring your dream home to life in one of the most exclusive neighborhoods. Call today to schedule a viewing of this fully CAFRA-applied beach block site.

Ask for Wendy Brown  
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PROPERTY DETAILS  
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