



**254 89th  
Stone Harbor, NJ 08247**

**Asking \$2,199,000.00**



## COMMENTS

Welcome to this beautifully renovated Stone Harbor townhome, where luxury meets convenience just steps from the beach! With 4 spacious bedrooms, 3 full baths, and an unbeatable location, this home offers the perfect beach getaway or year-round retreat. The stylish, upside-down layout is designed for modern living, featuring open-concept spaces, vaulted ceilings, and top-of-the-line finishes. The first floor offers three comfortable bedrooms, two full baths, and a charming, covered wrap-around porch — the ideal spot to unwind. Upstairs, the expansive living area with a cozy gas fireplace flows seamlessly into the dining and kitchen spaces, making it perfect for entertaining. Enjoy easy access to a second wrap-around deck with a retractable awning, new conversation area furniture offering plenty of outdoor space for family gatherings and relaxation. This home also includes a bonus room (currently used as an office), an additional updated bath, tankless water heater, and plenty of storage. Off-street parking provides added convenience, and a private side entry adds a touch of exclusivity. For your comfort, this home is equipped with gas heat, a direct line to the grill, an outdoor shower, and a storage shed. With minimal maintenance required, this is truly the ultimate beach lifestyle — walk or bike to everything, including the beach, bay, and downtown Stone Harbor. Don't miss out on this rare opportunity to own a piece of paradise!

## PROPERTY DETAILS

	Unit/Features	Parking/Garage	Other Rooms	Appliances Included
	Fireplace	2 Car	Living Room	Range
		Stone Driveway	Kitchen	Oven
			Dining Area	Self-Clean Oven
			1st Floor	Master Refrigerator
<p><b>Ask for Kevin Halpern</b>  <b>Berger Realty Inc.</b>          109 E 55th St., Ocean City          Call: 609-399-4211          Email to: <a href="mailto:keh@bergerrealty.com">keh@bergerrealty.com</a></p>				
	Heating	Cooling		
	Gas Natural	Central Air		
	Hot Water	Ceiling Fan		
				

Water  
City

Sewer  
City

