



252 89th
Stone Harbor, NJ 08247

Asking \$2,095,000.00



COMMENTS

Nestled among South Jersey's premier beach towns, this exceptional Stone Harbor Townhome is just two short blocks from the Jersey Shore's most pristine beaches. This updated and move-in-ready unit offers a spacious layout with four bedrooms and three bathrooms. The entire interior has been recently painted, offering a clean and inviting atmosphere. Upon entering the first floor, you'll find a welcoming foyer, three generous bedrooms, two full bathrooms, and a large wrap-around covered deck. The open-concept second floor features a dining area, living room, a wrap-around sun deck with a retractable awning, and a kitchen updated with granite countertops and stainless steel appliances. This level also includes an additional bedroom, a full bathroom, a convenient laundry area, and a fireplace. This unit is a prime investment opportunity, boasting a solid rental history with over \$75,000 in income. The oversized 70x110 lot it sits on offers fantastic long-term land appreciation potential. Being larger than most townhome lots, it provides ample space for all your outdoor entertainment needs. Enjoy abundant storage under the deck and a private, custom storage unit large enough for bikes, beach chairs, and all your beach accessories. The property also features a large outdoor shower and off-street parking. This prime location offers easy access to all that Stone Harbor has to offer, including parks, restaurants, nightlife, public fishing, a boat and bay toy access ramp, and our charming town center that offers a variety of shopping and eatery options. All options are just a short stroll away. Don't miss this incredible opportunity for the whole family to enjoy the desirable beach lifestyle, make priceless unforgettable memories, and experience the opulence of Stone Harbor.

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Shared Driveway	Living Room	Range
		Kitchen	Self-Clean Oven
		Dining Area	Microwave Oven
			Refrigerator
			Washer
			Dryer
			Dishwasher
			Smoke/Fire Detector

AlsoIncluded	Heating	Cooling	HotWater
Furniture	Electric	Central Air	Electric

Water	Sewer
City	City

Berger Realty

• Since 1928 •



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



Ask for Dale Collins
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: djc@bergerrealty.com
<http://www.BADERCOLLINS.com>

