



**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<br>Kitchen<br>Dining Area | Range<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector |

|                           |                        |                        |                      |
|---------------------------|------------------------|------------------------|----------------------|
| AlsoIncluded<br>Furniture | Heating<br>Gas Natural | Cooling<br>Central Air | HotWater<br>Electric |
|---------------------------|------------------------|------------------------|----------------------|

|               |               |
|---------------|---------------|
| Water<br>City | Sewer<br>City |
|---------------|---------------|

# Berger Realty

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