

# Berger Realty

Since 1928



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**396 95th**  
**Stone Harbor, NJ 08247**

**Asking \$2,499,000.00**



## COMMENTS

Prime Corner Lot in Stone Harbor – Ideal Location to Build Your Dream Home Location, Location, Location! Just steps from downtown Stone Harbor, this rare corner property offers an unbeatable opportunity to build your custom coastal retreat in one of the most sought-after areas on the Jersey Shore. Whether you're envisioning a modern beach house or a classic shore-style getaway, this property offers the perfect canvas. Just a short stroll to shops, dining, the beach, and all that Stone Harbor has to offer. Existing 2-bedroom, 1-bath cottage could provide rental income or a home base during your planning phase. But the true value is in the land and location — a prime corner lot with flexibility for future development. Bring your architect and builder – this is the one you've been waiting for.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Porch	Garage	Living Room
	Fenced Yard	Parking Pad	Eat-In-Kitchen
	Cable TV	2 Car	Dining Area
	Sidewalks	Detached	Laundry/Utility Room

InteriorFeatures	AppliancesIncluded	Basement	Heating
Wall to Wall Carpet	Oven	Crawl Space	Gas Natural



Ask for Phillip Bellucci  
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