

# Berger Realty

Since 1928



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



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 Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call 609-399-0076  
Email to: smc@bergerrealty.com

