



**288 86th**  
**Stone Harbor, NJ 08247**

**Asking \$4,695,000.00**



Representative Image of Current Build in Progress

**COMMENTS**

Under Construction – Brand New Home in North Stone Harbor. Currently under construction by Welsh Builders, this stunning new property will offer timeless coastal design, thoughtful layout, and exceptional outdoor living—all just two blocks from Stone Harbor's pristine beaches. Located on a desirable south - facing lot and ideally situated for quiet enjoyment while still being close to top local attractions, including the 82nd Street Rec Center, 83rd Street fishing pier, and Stone Harbor favorites like Windrift, Icona, and Bud's Market. Offering 5 bedrooms, 4.5 bathrooms, and two spacious living areas spread over two floors. The design includes multiple outdoor decks, a private pool and cabana, and a beautifully finished exterior with classic coastal materials. A three-car driveway with hardscaping and a concrete foundation will provide excellent storage and functionality. The first floor will include a welcoming foyer, three well-sized bedrooms (including one ensuite), a Jack-and-Jill bathroom, a full laundry room with exterior access, and a large family room with custom features and direct access to a covered rear deck overlooking the pool area—perfect for entertaining or relaxing after a day at the beach. The second floor will offer an expansive open concept living space, including a well-appointed kitchen, dining area, and living room with gas fireplace. Large sliding doors open to a partially covered front deck designed for outdoor dining and taking in views of the nearby South Basin. The second level also includes a powder room, an additional ensuite bedroom, and the primary suite—complete with private bath, walk-in closet, and its own private deck with bay views and sunset exposure. This home will combine high-end finishes, smart design, and expert craftsmanship—hallmarks of a Tom Welsh build.

**PROPERTY DETAILS**

|                    |                    |               |                      |
|--------------------|--------------------|---------------|----------------------|
| Exterior           | OutsideFeatures    | ParkingGarage | OtherRooms           |
| Shingle            | Deck               | 3 Car         | Living Room          |
| Wood               | Porch              |               | Kitchen              |
|                    | Fenced Yard        |               | Recreation/Family    |
|                    | Storage Building   |               | Eat-In-Kitchen       |
|                    | Cable TV           |               | Dining Area          |
|                    | Sidewalks          |               | Laundry/Utility Room |
|                    | Outside Shower     |               | Great Room           |
|                    | In Ground Pool     |               |                      |
|                    | Sprinkler System   |               |                      |
| InteriorFeatures   | AppliancesIncluded | Basement      | Heating              |
| Bar                | Range              | Crawl Space   | Gas Natural          |
| Cathedral Ceilings | Self-Clean Oven    | Slab          | Forced Air           |

# Berger Realty

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|                       |                           |             |
|-----------------------|---------------------------|-------------|
| Fireplace- Gas        | Microwave Oven            | Multi-Zoned |
| Wood Flooring         | Refrigerator              |             |
| Smoke/Fire Alarm      | Washer                    |             |
| Walk in Closet        | Dryer                     |             |
| Tile Flooring         | Dishwasher                |             |
| Kitchen Island        | Disposal                  |             |
| Beverage Refrigerator | Stainless steel appliance |             |
| Cooling               | HotWater                  | Water       |
| Central Air Condition | Gas- Natural              | City        |
| Ceiling Fan           | On Demand                 |             |
| Multi Zoned           |                           | Sewer City  |



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