



**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, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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	Sewer City
Multi Zoned		

