

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



11116 2nd  
Stone Harbor, NJ 08247

Asking \$4,295,000.00



#### COMMENTS

Get ready to be amazed by this newly formed 13 lot beach block subdivision, nestled in the peaceful south end of Stone Harbor. These lots are truly exceptional, as they boast the highest elevation in all of Stone Harbor. Imagine waking up to breathtaking views of the ocean and experiencing the magical colors of sunset dancing across the sky right from the comfort of your own home. With underground utilities and state-of-the-art drainage systems in place, convenience and functionality are guaranteed. This particular lot is an absolute gem, measuring an impressive 70 x 110. With such generous dimensions, you'll have the opportunity to construct an exquisite single-family home spanning approximately 3,800 sq ft. Let your imagination run wild as you envision a beautiful pool, a spacious garage, a convenient cabana, and ample room in the backyard for your outdoor oasis perfect for entertainment and relaxation. What sets this property apart is its tranquil unique location in front of a bird sanctuary, providing an additional layer of serenity and privacy. Picture yourself savoring the picturesque views of the ocean from your deck, creating lasting memories with friends and family. This is the perfect opportunity to build your dream home in a serene and idyllic setting. Hurry, as only a few lots are still available! With construction set to commence within months, this is an incredible chance to turn your vision into reality. Rest assured, the property will be sold subject to all state and local building codes, ensuring a safe and compliant construction process. Don't miss out on this extraordinary opportunity to be a part of the Stone Harbor community. Contact us now and let us guide you towards making your dream home a reality!

#### PROPERTY DETAILS



Ask for Joan S. Spencer  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jss@bergerrealty.com

