



166 99th  
Stone Harbor, NJ 08247

Asking \$5,549,000.00



#### COMMENTS

This stunning property is expertly designed and developed by Zatos Investments and ZRM Builders, combining luxury with exceptional craftsmanship. Located just two blocks from the beach and one block from town, 166 99th Street offers a central Stone Harbor location while alternately offering a quiet neighborhood feel, paired with high-end and luxury design and functionality. This new build will feature 5 bedrooms with all with ensuite baths and 2 powder rooms, along with an incredible entertaining area on the first floor overlooking the pool. The first floor features 3 bedrooms with ensuite baths, including a bunk room. A thoughtfully placed powder room is accessible from both the pool area and the interior, servicing the spacious family room. The rear family room spans the full width of the home and includes a full bar with custom cabinetry by DeRita Woodworking, plus a wall of Marvin bi-fold sliders that open directly onto the rear patio and pool deck. Outside, the pool will include a sun shelf and hot tub centered on a cabana. A fully equipped laundry room completes the first floor. Interior selections include ¾" wide plank white oak flooring, with premium tile and plumbing fixtures throughout. The second floor offers a fully equipped chef's kitchen with Sub-Zero and Wolf panel-ready appliances, a Cove dishwasher, a 24" beverage center, and custom cabinetry by DeRita Woodworking, with island seating. The family room is centered on a gas fireplace, with a dining area positioned just off the kitchen. A large front deck provides plenty of space for dining and lounging, with ocean views just steps away. A second powder room is tucked behind the kitchen to service guests. The fourth ensuite bedroom sits toward the rear of the home, along with an expansive primary suite with an ensuite bath, featuring a private deck overlooking the pool. The home will feature a substantial interior trim package, high-end finishes throughout, ACRE Borrell nickel gap siding, and Anderson 400 Series windows for both durability and aesthetic appeal. While many selections have been made in collaboration with a designer, there is still time to personalize finishes.

#### PROPERTY DETAILS

|                 |               |                       |                    |
|-----------------|---------------|-----------------------|--------------------|
| OutsideFeatures | ParkingGarage | OtherRooms            | AppliancesIncluded |
| Fenced Yard     | 3 Car         | Living Room           | Range              |
| Outside Shower  |               | Kitchen               | Microwave Oven     |
| In Ground Pool  |               | Dining Area           | Refrigerator       |
|                 |               |                       | Washer             |
|                 |               |                       | Dryer              |
|                 |               |                       | Dishwasher         |
| Basement        | Heating       | Cooling               | HotWater           |
| Crawl Space     | Gas Natural   | Central Air Condition | Gas- Natural       |

# Berger Realty

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