



225 85th
Stone Harbor, NJ 08247

Asking \$4,799,000.00



COMMENTS

Welcome to your soon-to-be dream home at 225 85th Street, Stone Harbor, NJ—an exquisite new construction by renowned Tom Welsh Builders. Situated just two blocks from the serene shores of Stone Harbor, this under-construction masterpiece blends timeless coastal elegance with modern luxury, offering a sanctuary for those seeking both tranquility and convenience. This expansive home, on a 5,500 square ft lot, celebrates outdoor living with its multiple decks, private pool, and cabana. The exterior is beautifully finished with classic coastal materials, ensuring a captivating curb appeal that harmonizes with its surroundings. Inside, the home promises a thoughtfully designed layout spanning two floors, featuring five spacious bedrooms and four and a half luxurious bathrooms. The first floor welcomes you with a grand foyer leading to three generously sized bedrooms, one of which is ensuite. A large family room with custom features opens directly to a covered rear deck, offering seamless indoor-outdoor living ideal for entertaining or unwinding after a beach day. Ascend to the second floor to discover an expansive open concept living space where the boundaries between kitchen, dining, and living areas beautifully blur, creating a vibrant heart for the home. The sophisticated kitchen is well-appointed, while the living room, centered around a gas fireplace, extends to a partially covered front deck—perfect for al fresco dining. Completing this level are an additional ensuite bedroom, a powder room, and the magnificent primary suite. The primary retreat is designed for ultimate relaxation, featuring a private bath, walk-in closet, and a secluded deck. With a three-car driveway, extensive hardscaping, and a concrete foundation providing ample storage and functionality, this home is the epitome of high-end finishes, smart design, and expert craftsmanship—a true hallmark of Tom Welsh's builds. Immerse yourself in the elegance and promise of this new Stone Harbor treasure, where every detail is crafted to enhance your coastal lifestyle.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Deck	3 Car	Den/TV Room
	Fenced Yard	Concrete Driveway	Dining Area
	Cable TV		Laundry/Utility Room
	Sidewalks		Great Room
	Outside Shower		
	In Ground Pool		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Cathedral Ceilings	Range	Crawl Space	Gas Natural

Berger Realty

• Since 1928 •



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



Fireplace- Gas
Wood Flooring
Walk in Closet
Kitchen Island

Oven
Refrigerator
Washer
Dryer
Dishwasher
Disposal
Smoke/Fire Detector
Stainless steel
appliance

Multi-Zoned

Cooling
Central Air Condition
Multi Zoned

HotWater
Gas- Natural
On Demand

Water
City

Sewer
City



Ask for Barbara Fasy
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: bf@bergerrealty.com

