



**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.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto: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 James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [jmp@bergerrealty.com](mailto:jmp@bergerrealty.com)

