

# Berger Realty

Since 1928



Berger Realty, Inc.  
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294 86th  
Stone Harbor, NJ 08247

Asking \$2,995,000.00



## COMMENTS

Nestled in the heart of Stone Harbor, this beautifully maintained 4-bedroom, 3.5-bath upside down-style home offers the perfect blend of comfort, coastal charm, and lovely bay views. The open-concept upper level features a spacious living area, modern kitchen, and dining space that seamlessly flow out to shade-covered decks—ideal for relaxing or entertaining while enjoying cool breezes. The upside down layout offers privacy and functionality. The outdoor living space is enhanced by multiple covered decks and porches, providing the perfect setting for morning coffee or sunset cocktails. An added bonus- The house is raised and the ground level functions as additional family space with hot tub, and storage space. Sold fully furnished and ready for immediate use. Located just a short walk or bike ride to Stone Harbor's pristine beaches, charming downtown, and waterfront activities, this home is perfect as a summer getaway, year-round residence, or rental investment.

## PROPERTY DETAILS

|                 |                   |                      |                     |
|-----------------|-------------------|----------------------|---------------------|
| OutsideFeatures | ParkingGarage     | OtherRooms           | InteriorFeatures    |
| Deck            | Parking Pad       | Living Room          | Wall to Wall Carpet |
| Cable TV        | 2 Car             | Dining Room          | Kitchen Island      |
| Sidewalks       | Concrete Driveway | Kitchen              |                     |
| Outside Shower  |                   | Den/TV Room          |                     |
|                 |                   | Laundry/Utility Room |                     |
|                 |                   | See Remarks          |                     |



Also Ask for Ellen L. Sefting  
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109 E 55th St., Ocean City  
Call: 609-399-4211  
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