



**11013 Sunset**  
**Stone Harbor, NJ 08247**

**Asking \$7,495,000.00**



#### COMMENTS

**STONE HARBOR BAYFRONT LIVING AT IT'S BEST!** Vino Su l'acqua ("Wine on the Water") — Coastal Elegance Meets Bayfront Luxury. Welcome to Vino su l'acqua, a name that perfectly captures the essence of this peaceful, luxurious escape fabulous unobstructed views of the bay, wetlands and waterfowl habitat. This well thought out home was designed by the architectural firm of Asher Slaunwhite with much influence from Mark Asher. The home was constructed by renowned custom builder D.L. Minor and is positioned gracefully on a premier, quiet street, offering the ultimate in privacy, design, and waterfront living. From the moment you enter, you're greeted by masterful design and craftsmanship, including gorgeous, reclaimed wood accents and custom millwork throughout the home, pecky cypress wood and beamed ceilings, engineered wide plank hardwood floors, and thoughtfully curated high-end finishes throughout. The second-floor primary suite spans the full width of the home, offering breathtaking panoramic bay views through an oversized sliding glass door leading to a massive, covered deck—complete with a private wet bar and Sub-Zero wine fridge, perfect for sipping wine on the water. The spa-inspired en-suite bathroom features dual sinks, a custom open vanity, shower/tub combination with a rain head, barn-style glass doors, separate water closet, and custom open shelving. Additional interior features include a spacious custom bunk room with built-in storage, custom built-in cabinetry framed by large picture windows for abundant natural light, striking iron and wood pantry doors, and a designer kitchen with top-tier paneled appliances, multiple sinks, a cascading waterfall island with refrigerator drawers, a custom hood vent, and a luxury glass tile backsplash. The rooftop deck offers sweeping, elevated views of the bay and intracoastal waterway and serves as a true private oasis. An integrated alarm system offers peace of mind. Indoor-outdoor living is elevated by a show-stopping NanoWall that seamlessly opens the interior to an expansive screened-in porch with a brick gas fireplace, automatic hurricane shutters, and motorized screens—blurring the lines between indoor comfort and outdoor serenity. Step onto the one-level bayfront deck, adorned with elegant outdoor lighting, leading to a custom ramp and floating dock with two private boat slips—perfect for fishing, boating, or simply soaking in the sunsets. Smart home features include a fully integrated Control4 Smart Home System that has sonos speakers in every room can be operated from your phone via app with fully customizable remote access. The system controls deck screens and shutters, climate (heating and AC), lighting, and music in every room of the home—including the front porch, back porch, and outdoor deck—with seamless efficiency using Lutron lighting and intuitive design. After a day on the water, rinse off in your own luxurious brick-walled outdoor shower—a private, elegant touch that enhances your coastal lifestyle. Additional features include a welcoming full front porch, two off-street parking spaces, and built-in wine moments around every corner—fitting for the home's namesake. Vino Su l'axqua is not somply a home—it's a lifestyle on the water,

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



where every detail is a testament to thoughtful design, timeless quality, and refined coastal living. Don't miss the opportunity to own VINO Su l'acqua, your own personal paradise—a true waterfront sanctuary where luxury meets tranquility, and every sunset is a masterpiece.

## PROPERTY DETAILS

|                                                                                                                                                                                  |                                                                                                                                                                |                                                   |                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------|
| Exterior<br>Shingle                                                                                                                                                              | OutsideFeatures<br>Patio<br>Deck<br>Enclosed/Covered<br>Patio<br>Porch<br>Grill<br>Fenced Yard<br>Dock<br>Bulkhead<br>Cable TV<br>Outside Shower<br>Boat Slips | ParkingGarage<br>Parking Pad<br>Concrete Driveway | OtherRooms<br>Kitchen<br>Recreation/Family<br>Dining Area<br>Loft<br>Great Room |
| InteriorFeatures<br>Bar<br>Wood Flooring<br>Loft<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk in Closet<br>Tile Flooring<br>Kitchen Island<br>Beverage Refrigerator | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector                                  | Heating<br>Gas Natural<br>Multi-Zoned             | Cooling<br>Central Air Condition<br>Ceiling Fan<br>Multi Zoned                  |
| HotWater<br>Gas- Natural                                                                                                                                                         | Water<br>City                                                                                                                                                  | Sewer<br>City                                     |                                                                                 |



Ask for Thomas Byrne  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tfb@bergerrealty.com

