

# Berger Realty

Since 1928



Berger Realty, Inc.  
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338 99th  
Stone Harbor, NJ 08247

Asking \$3,495,000.00



## COMMENTS

THE LOWEST PRICED SINGLE FAMILY BAYFRONT OFFERING IN ALL OF STONE HARBOR! Located in one of 7 Mile Island's premier neighborhoods this very special BAYFRONT property offers a unique combination of bayfront lifestyle and easy access to the heart of Stone Harbor. The current house is perfect for a renovation project or start fresh with a new build! Take advantage of current owner being one of the highest end builders on the island and offering multiple strategies to best suit buyer's needs! See options below \*\*Limited time offering as construction will begin in approximately two weeks at which time this will no longer be available for sale at this price \*\* Option 1 - Buy the current house/land and have the current owner/builder build a brand new house and obtain approvals for \$1.3M. With nearby comps selling at 5.4M+ this will allow new buyer to have approximately \$600-700K in instant equity. If this option is chosen, the new house will likely have 4 bedrooms 3 baths, pool, ground level garage storage. Reach out for an example of newer build on same size lot. Option 2 - Buy the current house/land and have the current owner who is a builder fully renovate the entire house for approximately \$500K. Current renovation plan consist of a 4 bedroom 3 bath house with living space on 1st floor bayside. This option is likely to also yield new owner instant equity

## PROPERTY DETAILS

|          |                  |             |             |
|----------|------------------|-------------|-------------|
| Exterior | OutsideFeatures  | OtherRooms  | Heating     |
| Vinyl    | Deck             | Living Room | Gas Natural |
|          | Storage Building | Dining Room |             |
|          | Dock             | Kitchen     |             |



Ask for Ellen L. Senft  
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