

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	
	Bulkhead		
	Boat Slips		
	Hot Water	Water	
	Gas Natural	City	



Ask for Sean McGinnis
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