



**154 98th  
Stone Harbor, NJ 08247**

**Asking \$3,500,000.00**



#### COMMENTS

BROKER OPEN HOUSE FRIDAY, OCTOBER 3RD, 8:30AM: BREAKFAST SERVED. PUBLIC OPEN HOUSES SATURDAY, OCTOBER 4TH AND SUNDAY, OCTOBER 5TH, 10 AM - 2 PM.  
\*\*Welcome to 154 98th St., Stone Harbor! This charming vintage 1953 cottage is ideally situated just eight houses from the beach and a short stroll to the heart of Stone Harbor. With a generous full-size lot measuring 50 x 110, this property offers an incredible opportunity for redevelopment, allowing you to create a stunning 2,750 square foot dream home that can take full advantage of ocean views from a second-floor deck. As you enter the existing home, you are greeted by a welcoming large front covered porch with an awning, perfect for enjoying the cool summer breezes and your favorite beverages. Inside, the open living and dining area features original knotty pine interior walls and cathedral ceilings, creating a warm and inviting atmosphere. The eat-in kitchen is functional and ready for your personal touches. This conventional home offers three bedrooms and two full bathrooms, making it a comfortable retreat. The first floor includes one bedroom and a full bath, while the second floor features two additional bedrooms with a full Jack and Jill bath in between. The property also includes a detached shed for bikes and beach chairs, as well as an enclosed outdoor shower—perfect for rinsing off after a day at the beach. The low-maintenance pebble lot provides ample off-street parking for several cars, accommodating 4-5 vehicles conveniently. This location truly allows you to park your car for the weekend and immerse yourself in everything Stone Harbor has to offer—restaurants, shopping, playgrounds, and nightlife are all within easy reach. The property is being sold in “AS IS” condition, presenting a blank canvas for those looking to expand and renovate or build new amidst the many beautiful homes on the block. Don't miss this opportunity! Schedule your showing today and explore the potential of this delightful Stone Harbor cottage.

#### PROPERTY DETAILS

|                    |                    |                   |                           |
|--------------------|--------------------|-------------------|---------------------------|
| Exterior           | OutsideFeatures    | ParkingGarage     | OtherRooms                |
| Vinyl              | Patio              | Concrete Driveway | Living Room               |
|                    | Deck               | 4 car parking     | Eat-In-Kitchen            |
|                    | Storage Building   |                   | Dining Area               |
|                    | Outside Shower     |                   | Laundry/Utility Room      |
|                    |                    |                   | 1st Floor Primary Bedroom |
| InteriorFeatures   | AppliancesIncluded | AlsoIncluded      | Basement                  |
| Cathedral Ceilings | Microwave Oven     | Partial Furniture | Crawl Space               |
| Wood Flooring      | Refrigerator       |                   | Outside Entrance          |
|                    | Washer             |                   |                           |

# Berger Realty

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Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Cynthia Henes  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [cah@bergerrealty.com](mailto:cah@bergerrealty.com)

