



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



136 107th, Stone Harbor, NJ, 08247

Price \$7,195,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 11            |
| Bedrooms     | 7             |
| Baths Full   | 7             |
| Baths Half   | 1             |
| Year Built   | 2023          |
| Type         | Single Family |
| Block Number | 57.02         |
| Listing #    | 240062        |
| Taxes        | 21836.00      |

#### COMMENTS

**Special Financing Available through our Trusted Mortgage Partner: rate as low as 4.325% \*rate subject to change based on current market conditions. Unlock the potential of this prime property, perfect for a 1031 tax-deferred exchange, with an impressive rental income opportunity of \$350,000 Welcome to your perfect vision of grandeur and sophistication, your new custom ho...**

#### PROPERTY FEATURES

|                     |               |                       |                    |
|---------------------|---------------|-----------------------|--------------------|
| OutsideFeatures     | ParkingGarage | OtherRooms            | InteriorFeatures   |
| Patio               | See Remarks   | Living Room           | Cathedral Ceilings |
| Deck                |               | Dining Room           | Fireplace- Gas     |
| Porch               |               | Kitchen               | Wood Flooring      |
| Fenced Yard         |               | Recreation/Family     | Smoke/Fire Alarm   |
| Cable TV            |               | Laundry/Utility Room  | Walk in Closet     |
| Sidewalks           |               |                       |                    |
| Outside Shower      |               |                       |                    |
| In Ground Pool      |               |                       |                    |
| Whirlpool/Spa       |               |                       |                    |
| AppliancesIncluded  | Heating       | Cooling               | HotWater           |
| Range               | Gas Natural   | Central Air Condition | Gas- Natural       |
| Self-Clean Oven     |               | Multi Zoned           |                    |
| Microwave Oven      |               |                       |                    |
| Refrigerator        |               |                       |                    |
| Washer              |               |                       |                    |
| Dryer               |               |                       |                    |
| Dishwasher          |               |                       |                    |
| Disposal            |               |                       |                    |
| Smoke/Fire Detector |               |                       |                    |
| Water               | Sewer         |                       |                    |
| City                | City          |                       |                    |

#### CONTACT

Ask for Michael Maina  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City

Scan to see Property page.



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