

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
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 Martha Jamison  
Berger Realty Inc  
109 E 55th St., Ocean City

Scan to see Property page.

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