



**8601 Pennsylvania  
Stone Harbor, NJ 08247**

**Asking \$6,895,000.00**



#### COMMENTS

Fabulous corner location on coveted Pennsylvania Avenue, With expansive views down 86th Street to the ocean and some of the best beaches in the area this home is also situated close to the vibrant downtown Stone Harbor business district. With 6 full bedrooms, 6 full ensuite baths and 2 half baths, this home will also feature natural stone and porcelain tiling, Thibault wall coverings, custom woodworking and trim, plantation shutters and motorized blinds. Vaulted ceilings and oversized windows in the living, dining and kitchen areas on the second floor will allow natural light to pour inside and grace the exquisitely textured finishes throughout. A separate family room on the first floor overlooks the expansive 2,000 SF pool area patio out back. An outdoor kitchen and grille station will also allow for poolside entertaining after a relaxing day on the beach. Other amenities include: Cedar shingle roof, Hardi-Shingle siding; Sub-Zero / Wolf Appliances, Finest quality flush inset cabinetry with 5/4" doors, Kohler plumbing fixtures, Wire brushed white oak engineered hardwood flooring throughout, Sonos A/V system, Oversized 14' x 22 gunite pool by Avalon Pools, Inc., 1,500 SF of area at 6 foot height in crawl space for storage; 580 SF of decks with views at second floor, Landscaping and Flower boxes by Garden Greenhouse and Nursery, Fully furnished inside and out by Restoration Hardware.

#### PROPERTY DETAILS

| Exterior           | OutsideFeatures | OtherRooms           | InteriorFeatures   |
|--------------------|-----------------|----------------------|--------------------|
| Hardie Board       | Deck            | Kitchen              | Bar                |
|                    | Grill           | Recreation/Family    | Cathedral Ceilings |
|                    | Fenced Yard     | Dining Area          | Fireplace- Gas     |
|                    | Cable TV        | Pantry               | Wood Flooring      |
|                    | Sidewalks       | Laundry/Utility Room | Smoke/Fire Alarm   |
|                    | Outside Shower  | Great Room           | Walk in Closet     |
|                    | In Ground Pool  |                      | Tile Flooring      |
|                    |                 |                      | Kitchen Island     |
| AppliancesIncluded | AlsoIncluded    | Basement             | Heating            |
| Range              | Furniture       | Crawl Space          | Gas Natural        |
| Self-Clean Oven    |                 | Slab                 | Forced Air         |
| Microwave Oven     |                 |                      | Multi-Zoned        |
| Refrigerator       |                 |                      |                    |
| Washer             |                 |                      |                    |
| Dryer              |                 |                      |                    |
| Dishwasher         |                 |                      |                    |
| Disposal           |                 |                      |                    |

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for George Cash  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [gbc@bergerrealty.com](mailto:gbc@bergerrealty.com)

