



**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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