



**274 86th**  
**Stone Harbor, NJ 08247**

**Asking \$4,695,000.00**



**COMMENTS**

OPEN HOUSE SATURDAY OCTOBER 26TH 1-3PM! ATTENTION!! SPECIAL SELLER FINANCING OFFER! SELLER WILL PAY 1% OF BUYER'S MORTGAGE TO REDUCE YOUR INTEREST RATE WITH AN ACCEPTABLE OFFER!! Welcome to your dream beach home in Stone Harbor! This stunning new custom single-family residence is designed to impress even the most discerning buyers. Boasting 5 bedrooms, 4.5 baths, and a den, this upside-down home offers a layout that is both spacious and functional. As you step inside, you'll be greeted by the timeless elegance of natural white oak wood flooring that flows seamlessly throughout the home. The attention to detail is evident in every corner, with custom trim and ship lap walls adding a touch of sophistication to the living spaces. The heart of this home is the chef's kitchen, which is sure to inspire culinary masterpieces. Featuring high-end appliances, custom cabinetry and exquisite quartz / marble counters, this kitchen is a true testament to luxury and style. Prepare meals with ease and entertain guests in a space that exudes elegance and practicality. Indulge in the ultimate relaxation experience in the custom tiled baths, offering a tranquil sanctuary where you can unwind and rejuvenate. The convenience of an elevator that can be accessed from the driveway ensures easy access to all levels, making this home suitable for all ages and abilities. With plenty of room for the extended family, this home is perfect for creating lasting memories with loved ones. Enjoy the outdoors on the first and second-floor covered porches, where you can bask in the sea breeze and soak up the picturesque views. The first-floor family room opens up to a beautifully landscaped pool and cabana area featuring a fireplace and wet bar creating a private entertainment oasis where you can escape the stresses of everyday life. The Hardie Plank exterior adds a touch of coastal charm, blending harmoniously with the beach surroundings. Located just moments away from the beach and town, this home will offer the perfect balance between tranquility and convenience. Whether you're seeking a lucrative rental investment or a cherished family retreat, the 50 x 110 lot size ensures a sound investment for years to come. Don't miss the opportunity to own this fantastic Stone Harbor beach home. Call today to discover more about this seaside gem and start living the coastal lifestyle you've always dreamed of!!! Added features included Grill on 2nd floor porch as well as in the pool area, plus expanded storage space under the home on a concrete slab, perfect for bikes, beach chairs, surfboards, standup paddle boards and kayaks.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Patio	2 Car	Living Room
	Deck	Concrete Driveway	Dining Room
	Fenced Yard		Kitchen
	Cable TV		Pantry

# Berger Realty

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	Sidewalks Outside Shower In Ground Pool		Laundry/Utility Room
InteriorFeatures Elevator Fireplace- Gas Wood Flooring Smoke/Fire Alarm Walk in Closet Wall to Wall Carpet	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher	AlsoIncluded See Remarks	Basement Crawl Space
Heating Gas Natural	Cooling Central Air Condition	HotWater Gas- Natural	Water City
Sewer City			



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