



365 96th  
 Stone Harbor, NJ 08247

Asking \$2,295,000.00



**COMMENTS**

A RARE FIND! This BAYFRONT townhome offers mesmerizing bay, wetland & sunset views, and a super-convenient Park-n-Walk location!! Built on an expansive 60'x110' lot, the spacious two-story Floor Plan features nearly 2,000 square feet of living area with a wide-open Living/Kitchen/Dining Area, 3 Bedrooms (two of which have their own private Bathroom), 3 Bathrooms, two large bayside decks and more! The building is comprised of 4 units; two townhomes (each For Sale) and two commercial units on the ground level, each with its own street-side entrance. There's also a huge ground-level deck overlooking the bay, exterior storage, off-street parking and a boat slip! If interested, inquire about purchasing the commercial unit directly below the townhome, which would add tons of additional square footage & storage!

**PROPERTY DETAILS**

ParkingGarage	OtherRooms	AppliancesIncluded	AlsoIncluded
1 Car	Living Room	Oven	Furniture
	Kitchen	Microwave Oven	
	Eat In Kitchen	Refrigerator	
	Storage Space	Washer	
		Dryer	
		Dishwasher	
		Smoke/Fire Detector	



Cooling  
 Ask for Sean McGinnis  
 Call: 609-399-0076  
 Email to: smc@bergerrealty.com

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