

# Berger Realty

Since 1928



Berger Realty, Inc.  
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365 96th  
Stone Harbor, NJ 08247

Asking \$2,395,000.00



## 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! Same owner for the entire building. When townhomes sell, the owner is willing to Deed restrict the commercial space so that no major cooking takes place on site.

## PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Hardwood Floors	1 Car	Living Room	Oven
		Kitchen	Microwave Oven
		Eat In Kitchen	Refrigerator
		Storage Space	Washer
			Dryer
			Dishwasher



Ask for Cynthia Housh  
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HotWater  
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