



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<br>Kitchen<br>Eat In Kitchen<br>Storage Space | Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher |
| AlsoIncluded    | Heating                   | Cooling   | HotWater  |
| Furniture       | Gas Natural<br>Forced Air | Central Air<br>Ceiling Fan                                | Electric  |
| Water           | Sewer                     |   |   |
| City            | City                      |   |   |

