



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

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Hardwood Floors	1 Car	Living Room Kitchen Eat In Kitchen Storage Space	Oven Microwave Oven Refrigerator Washer Dryer Dishwasher



Ask for J.K. Heppner
 Berger Realty Inc.
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: jkh@bergerrealty.com

Hot Water
 Electric

