

263 103rd  
Stone Harbor, NJ 08247

Asking \$2,395,000.00



#### COMMENTS

Welcome to this remarkable home located just minutes from downtown Stone Harbor! Featuring 4 Bedrooms, 2 Full Bathrooms, 1 Half Bathroom and 4 private decks/balconies including a 360 degree view rooftop deck! The 1st floor includes 3 bedrooms, 1 full bathroom, a washer/dryer, a private front deck and a spacious backyard! The first bedroom has 2 single over single bunks, the second bedroom has a single over full bunk and the third bedroom doubling as a family room has a queen bed, a 2 seater couch, a TV and a comfortable lounging chair with direct access to the first floor front deck! Each room is equipped with a large closet for plenty of hanging/folding space. The full bathroom has a wide mirror/vanity with a surround shower tub and plenty of space in the closet for towels and more. Located outside is a grill, an outdoor shower, a beautiful backyard with trees providing privacy from neighbors, this space provides the opportunity to add a generous swimming pool (in conjunction with the adjoining neighbor and you will realize an even more substantial income stream) and a sturdy 3 line clothesline for drying sheets and clothes. The second floor is made up of a spacious primary bedroom, 1 full and 1 half bathroom, an open concept kitchen/living/dining area, a front and back private balcony and access to a gorgeous rooftop deck! The second floor primary bedroom includes a queen size bed, an en suite bathroom featuring a step-in shower and a double mirror vanity, a TV and access to the 2nd floor rear balcony with seating and lounging. Take in the fresh salt air and enjoy sunrises and sunsets up the spiral staircase on your own private rooftop deck! Boasting 360 degree views of Stone Harbor and neighboring streets! Enjoy the big game and create lasting memories in the recently updated open concept kitchen/living/dining area including plenty of seating, a flat screen TV and easy access to the 2nd floor private front balcony, great for gathering with friends/family, lounging and dining al fresco! The kitchen/dining area features a large dining room table with seating for 7, unique aesthetic lighting, whirlpool appliances, a granite countertop, marble stack style tile backsplash, plenty of counter space and a wet bar! Feel the coastal warmth with beach décor located all throughout the house! Don't miss the opportunity to make this extraordinary home yours!

#### PROPERTY DETAILS

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Kitchen Island	Parking Pad	Living Room	Range
Tile Floors	3 Car	Kitchen	Self-Clean Oven
Laminate Flooring	Concrete Driveway	Den/TV Room	Microwave Oven
		Dining Area	Refrigerator
		Great Room	Washer
			Dryer
			Dishwasher

# Berger Realty

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