

155 112th
Stone Harbor, NJ 08247

Asking \$8,095,000.00



COMMENTS

Introducing the inaugural offering of an exquisite home located on the highly coveted, newly created 112th Street Beach Block in Stone Harbor. Be the first to immerse yourself in the ultimate seashore experience with this unparalleled, generational offering. Crafted by renowned Harbaugh Custom Homes, this residence is designed to deliver a luxurious and carefree coastal lifestyle. Situated on an expansive 63 x 110; lot, poised on one of the highest elevations in Stone Harbor, this designer, upside-down home boasts an impressive 3,447 square feet of interior living space with an additional five outdoor spaces spanning over 2,000 square feet. With six spacious bedrooms, each featuring en-suite bathrooms (a rare feature for a Stone Harbor beach home), and two convenient powder rooms, this home is truly perfect for entertaining guests and creating lifelong memories. As you enter the home through an elegant 8'-tall mahogany front door, you will be greeted by a welcoming foyer equipped with a luxurious designer chandelier. The first floor encompasses four well-proportioned bedroom suites, including a charming children's bunk room. The first floor also features a laundry room and a large family room and powder room. Exiting from the family room, step outside to your own private backyard oasis, featuring an expansive covered seating area with a breathtaking red brick gas fireplace, an oversized sparkling in-ground pool with a built-in six-person hot tub, a sun shelf, and a swim-up bench surrounded by a silver travertine patio. Immediately adjacent to the pool you'll find a cabana with a wet bar and cabinets for entertaining guests. The cabana is connected to a single-car garage with an overhead door. The garage offers plenty of room for additional storage for your bicycles and beach equipment/necessities. Making your way to the second floor, you'll be greeted by a sensational two-story vaulted great room with over 16' of ceiling height equipped with tongue and groove wood paneling. The sun-soaked living space includes a gorgeous, reclaimed wood beam spanning the ridge across both the dining area and kitchen, an entire shiplap style tongue and groove cathedral ceiling, and premium trim finishes throughout. All complemented by a stunning kitchen equipped with high-end Sub-Zero, Wolf, Bosch & Sharp appliances, custom maple inset cabinetry painted in white, a farmhouse sink with Moen fixtures, and a large center island with seating for five. Off the kitchen is a pantry and a private outdoor grilling deck. The spacious living room includes a built-in gas fireplace clad with white-painted brick and a reclaimed wood mantle and quartz hearth. The owner's suite features a custom bath with double vanities, an oversized 5' x 8' shower with a frameless glass enclosure and access to a covered rear deck, the adjoining junior suite with private en-suite bathroom and a hall powder room complete this level. In addition to the backyard pool area, there are five outdoor spaces throughout the home including a 1st. floor front porch, a 2nd. floor front deck with unobstructed ocean views, a 2nd. floor rear deck overlooking the private pool and cabana with direct access from the owner's suite and an additional bedroom, and a grill deck. The fifth and



most prized outdoor space is a private rooftop deck accessed through a third-floor pilot house. From this space, you can bask in the refreshing seashore breezes and will enjoy breathtaking 360 degrees views of both Stone Harbor and the Atlantic Ocean. The exterior of the home showcases the epitome of craftsmanship with a meticulous attention to detail. The exterior includes cedar shake siding, cedar shake roofing with standing seam metal roof accents, mahogany decking, and a stunning horizontal stainless-steel cable-style railing system with mahogany top rails. The exterior details of the home are enhanced by an abundance of natural light.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Deck	Garage	Living Room
	Porch	1 Car	Dining Room
	Grill	Attached	Kitchen
	Fenced Yard	Auto Door Opener	Den/TV Room
	Cable TV		Laundry/Utility Room
	Sidewalks		
	Outside Shower		
	In Ground Pool		
	See Remarks		
	Sprinkler System		
	Security Camera		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	See Remarks	Crawl Space
Elevator	Self-Clean Oven		
Wood Flooring	Microwave Oven		
Security System	Refrigerator		
Smoke/Fire Alarm	Washer		
Walk in Closet	Dryer		
Security Camera	Dishwasher		
	Disposal		
	Smoke/Fire Detector		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	City
Forced Air	Multi Zoned		
Multi-Zoned			
Sewer			
City			



Ask for Stewart Vaughan
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: smv@bergerrealty.com

