

**9501 Sunset  
Stone Harbor, NJ 08247**

**Asking \$1,024,000.00**



**COMMENTS**

Sunset Drive Condo Association offers a carefree waterfront lifestyle, that is close to all that Stone Harbor has to offer. Wake up in the morning to an expansive view of the bay. Drink your morning coffee on your deck while you watch the boats go by and take in beautiful sunsets. Launch your kayak or paddleboard from the large dock. Walk one block into town for dinner or a bit of shopping. 9501 Sunset Drive Unit 7 is a two-bedroom, two-bathroom condo. The primary bedroom is an en-suite with private bath that includes a tub shower and a king-sized bed with ample storage. The second bedroom, with expansive bay views, currently has a single over double bunk bed. The second full bath includes a large, tiled stall shower. You'll have the convenience of in-unit laundry and a full-sized kitchen with stainless steel appliances. There is one assigned parking space for each unit. Boat slips are not owned by the units but available at reasonable rents each summer. There is space for kayaks and paddleboards. There is also a bike rack to lock up your bikes. Each unit is assigned an enclosed, secure storage area that fits all of your beach gear! The association does permit weekly rentals and the unit is being offered for rental, we estimate an approximate gross income of \$55,000 per season if all prime weeks are rented. This unit could also rent successfully in the off-season with the demand for wedding vacation rentals. The unit has a new HVAC system and the roof on the entire building has just been replaced. Live your best carefree beach life at the Sunset Drive Condominiums!

**PROPERTY DETAILS**

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Hardwood Floors	Carport	Living Room	Range
Tile Floors	Assigned Parking	Kitchen	Oven
		Laundry/Utility Room	Microwave Oven
			Refrigerator
			Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector
Also Included	Heating	Cooling	Hot Water
Blinds	Gas Natural	Central Air	Gas
Partial Furniture			
Water	Sewer		
City	City		

# Berger Realty

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