Berger Realty
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REALTOR

**250 104th**
**Stone Harbor, NJ 08247**

**Asking $3,995,000.00**

## COMMENTS

Nestled in the center of a much sought after, tree-lined street sits this massive, 90\' x 110' property. The 1935 built home, with 5 bedrooms and 2 bathrooms, has been lovingly maintained by the same family for over 65 years. This incredible site is one of a few undeveloped properties of this size remaining in Stone Harbor. With a total lot area of 9,900 square feet, the site could handle the construction of a home with conditioned square footage up to 4,950 square feet, more deck space than you could functionally use, while still leaving plenty of room for a massive pool and an accessory structure in the rear yard that could be part cabana and part storage. This prime location leaves you just two cross streets to a quiet beach (with guards on both 103rd and 105th Street) and five blocks from the center of Stone Harbor's downtown. Even on the busiest of holiday weekends, this street leaves you close enough to walk to the restaurants, shopping, and entertainment in the center of town but far enough away that you aren't impacted by the swelling population. While different than what would be built today, the meticulously kept home offers five large bedrooms, beautiful first floor entertaining spaces, and a quaint, screened-in porch with multiple seating areas. A large, rear yard garage sits in the center of the property. Neighboring garages create a privacy screen from the easterly and northerly neighbors, making it easy to envision a rear yard oasis that isn\'t impacted by neighboring pools. It is rare that properties this large, with this quality of location, hit the sale market. Now repriced at $3,995,000, this property represents one of the single best values available for sale in Stone Harbor.

## PROPERTY DETAILS

Ask for Matthew Galavania
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|---|---|---|
| OutsideFeatures | ParkingGarage | OtherRooms |
| Enclosed/Covered | Garage | Living Room |
| Patio | Detached | Kitchen |
| Outside Shower | | Dining Area |
| AppliancesIncluded | AlsoIncluded | |
| Oven | Generator | |
| Refrigerator | Blinds | |
| Washer | Furniture | |
| Cooling | HotWater | Water |
| No Heating | None | Electric | City |
| Sewer | | |
| City | | |