

**242 83rd
Stone Harbor, NJ 08247**

Asking \$2,750,000.00



COMMENTS

Priced for quick sale! Welcome home to your classic Stone Harbor cottage situated on an oversized 62.5' x 110' lot. This Cape Cod style home has been well maintained and lovingly cared for since 1956. This lot is 25% larger than your typical 50' Stone Harbor lot. You can build your dream home with over 3,400 sq. ft. of living space as well as room for a garage, elevator, office, roof deck, pool, cabana and resort style living out back. Take a look at the new homes being built at Nun's beach for an example of what is possible on this lot. The first floor offers the main living area with original floors, a wood burning fireplace and plenty of seating. Next you have the kitchen and dining area which has been updated through the years. Rounding out the first floor you have two more bedrooms and a full bath. The second story consists of two smaller bedrooms and a half bath. Other notable features are a two car driveway, one car garage with plenty of space for storage, central air and gas heat, an outdoor shower and concrete patio out back. The location cannot be beat, once you park your car you can access everything you could want in walking distance. Dining and entertainment options include the Windrift, Icona Brew Pub, Icona Beach Bar, Borghi's by the Bay, Mack's Pizza, Back Bay Seafood, Mad D's Cheesesteaks and the classic Bud's Market. A short 1.5 block walk to the 83rd St guarded beach; the 82nd St Recreation fields with activities including the famous Stone Harbor Bootcamp and Pickleball/Tennis courts; and a short walk to the public 83rd Street fishing pier to watch the dazzling Stone Harbor sunsets. This is truly a rare opportunity to have it all.

PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Patio Fenced Yard Outside Shower	ParkingGarage Garage 2 Car Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Storage Attic 1st Floor Primary Bedroom
InteriorFeatures Wood Flooring Fireplace- Wood Vinyl Flooring	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher	AlsoIncluded Drapes Curtains Shades Blinds Rugs Furniture Window Treatments	Heating Gas Natural

Berger Realty

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