

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



2 2nd  
Stone Harbor Manor, NJ 08247

Asking \$1,850,000.00



#### COMMENTS

Build your dream Bayfront Home on this exceptional Stone Harbor Manor Lot. Included with Lot is a brand-new Dock including a Dock Boat Lift that will support a 28ft Boat, plus Bulkhead. Available Architect plans include a 3815 sf. Home, plus a 24x12 pool. An additional 3115 sf. of covered area inc. cabana, patio, porch, multiple decks & carport. The existing permits are valid till 2029. The panoramic views are endless with incredible sunsets. The location is ideal with close walking proximity to Stone Harbor's 96th street shopping and restaurant scene, and a short bike or golf cart ride to the beach. This is a terrific opportunity to be on the Water with very close access to Hereford Inlet at the end of Stone Harbor and Townsend Inlet at the end of Avalon.

#### PROPERTY DETAILS



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

