

**234 121**  
**Stone Harbor, NJ 08247**

**Asking \$4,250,000.00**



**COMMENTS**

THIS PROPERTY FEATURES A DISTINCTIVE COMBINATION OF BEING THE LOWEST PRICE IN AVALON/STONE HARBOR FOR THE MOST SPACIOUS HOME ON THE LARGEST LOT OFFERING THE MOST AMAZING, PANORAMIC VIEWS & SUNSETS! This 5 Bedroom, 4 Bath home has been pampered with improvements over the years and is ready for your enjoyment! Located in a quiet neighborhood, just over 1 block from the beach, this home sits on an oversized, 7,000 square foot corner lot, located just one block from the Southern-most end of Stone Harbor. It's only a short walk to the Stone Harbor Point Conservation Area! This dynamic Conservation Area consists of pristine white sandy beaches, dunes & marshes, and is home to all sorts of wildlife and plants. For those who will consider having a new home built in Stone Harbor, the oversized lot enables you to have a LARGER HOME 'and' a GARAGE vs the typical 50' wide lot in Stone Harbor. The Upside-Down style Floor Plan maximizes the gorgeous views, where extensive use of glass also allows refreshing breezes and sunsets from the Living Area, Dining Area, Kitchen and the Master Bedroom! There's a private bedroom/bath suite on each floor. The First-Floor features 3 Bedrooms, 2 Bathrooms, a Laundry Room and a Garage. The 2nd Floor features 2 Bedrooms and 2 Bathrooms, and the Main Living Area, Kitchen and the Dining Area. The expansive deck wraps around the home and provides an ocean & bay view, and tons of additional living area for family & friends. Over the years, the owners have made many updates, including: a new roof (in 2015), a new retractable awning spanning the width of the 2nd floor deck, new siding, new decks, new windows, a new hot water heater, a new HVAC system, and various other updates including gas heating, and updating the kitchen, bathrooms, flooring, furniture, et al. List of improvements on File with Broker. Whether you're looking for an oversized building site for your Dream Home, or a well-cared for home to use and enjoy, this property offers you a myriad of options! Owner occupied, so 24 hour advance notice required for showings.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Garage	Living Room
	Sidewalks	Attached	Kitchen
	Outside Shower	Concrete Driveway	Dining Area
			Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Range	Blinds	Crawl Space
Elevator	Oven	Furniture	
Fireplace- Gas	Refrigerator		

# Berger Realty

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