

**102 116th
Stone Harbor, NJ 08247**

Asking \$9,500,000.00



COMMENTS

Welcome to this exceptional property located at 102 116th Street, Stone Harbor, NJ. This modern and elegant home presents a unique opportunity for redevelopment, offering unparalleled potential in a prime location. With 3300 square feet of interior space and a total lot size of 6600 square feet, this property is priced at land value, providing a rare chance to create a bespoke coastal retreat. Boasting breathtaking southeast views of the beach and ocean, this property offers an immersive experience where you can both see and hear the waves breaking. Situated on the beach side of the bird sanctuary, this home highlights Stone Harbor's serene south end, adding an extra layer of privacy and tranquility. The possibilities are endless with this blank canvas, allowing you to design and build your dream home in a coveted coastal setting. Whether you envision a luxurious beachfront escape or a contemporary architectural masterpiece, this property sets the stage for an extraordinary living experience. While planning your dream home you'll be surrounded by a meticulously maintained 4 bed 4 bath home that features a unique upside-down living layout, maximizing the stunning ocean views and natural light. On the second floor of the home, you'll be greeted by a spacious great room boasting amazing ocean views and high ceilings adorned with a decorative truss system, creating an atmosphere of grandeur and elegance. The updated kitchen is a chef's delight, offering modern amenities and ample space for culinary creativity. The large decks provide the perfect setting for outdoor relaxation and entertaining, allowing you to soak in the coastal breeze and panoramic vistas. The first floor living space with a galley kitchen offers versatility and convenience, ideal for hosting guests or as a private retreat. A private office provides a quiet space for work or study, while the covered screened-in porch invites you to unwind in a serene outdoor setting. Embrace the opportunity to create a custom sanctuary that captures the essence of coastal living, while enjoying the serene ambiance of the south end of Stone Harbor. Don't miss the chance to turn this remarkable location into your own private paradise, where the beauty of the beach and ocean becomes an integral part of your everyday life.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Deck	Garage	Kitchen
	Enclosed/Covered	Detached	Den/TV Room
	Patio	Auto Door Opener	Dining Area
	Screened Porch	Concrete Driveway	Pantry
	Grill		Laundry/Utility Room
	Storage Building		Great Room
	Cable TV		
	Sidewalks		

Berger Realty

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Outside Shower
Security Camera

Interior Features
Bar
Cathedral Ceilings
Wood Flooring
Walk in Closet
Wall to Wall Carpet
Fireplace- Wood
Tile Flooring
Kitchen Island
Security Camera

Appliances Included
Range
Oven
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Disposal
Burglar Alarm
Smoke/Fire Detector
Stove Electric

Also Included
Furniture
Window Treatments

Basement
Crawl Space

Heating
Gas Natural
Forced Air
Multi-Zoned

Cooling
Central Air Condition
Multi Zoned

Hot Water
Gas- Natural

Water
City

Sewer
City



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