

**283 85th  
Stone Harbor, NJ 08247**

**Asking \$4,595,000.00**



**COMMENTS**

BRAND NEW CONSTRUCTION, with Exceptional Bay and Sunset Views! Custom built by renowned builder Tom Welsh and designed by Blane Steinman Architects. This 5-bedroom, 4.5-bathroom masterpiece, features generous sized bedrooms, large decks, in-ground pool with cabana and multiple entertaining spaces. The exterior is wrapped in timeless eastern white cedar shingle siding, azek trim and brick veneer. The 1st floor consists of an open foyer entrance, 3 bedrooms, 2 full bathrooms, large laundry room with exterior access and family room with built in wet bar leading out to covered deck overlooking the pool area. On the 2nd floor, you are greeted with a grand great room with vaulted ceilings. This space hosts a fully equipped chef's kitchen, dining area with bump out, family room with gas fireplace, all strategically positioned to capture wonderful bay views of the South Basin. Leading out the family room through 12ft sliders, is a wide, partially covered deck where you can enjoy breathtaking bay and sunset views. To the rear of the 2nd floor is a hallway half bath, bedroom with en-suite bathroom and master suite with walk-in closet, bathroom and own private deck. Conveniently located only a few short blocks from sandy white beaches, Stone's Harbor's large recreation area, public fishing docks, award winning hotels with restaurants and bars, grocery store, eateries and much more. Don't wait to secure your slice of paradise. Completion date slated for late 2024.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	OtherRooms	InteriorFeatures
Brick Face	Patio	Living Room	Bar
Wood	Deck	Dining Room	Cathedral Ceilings
	Porch	Kitchen	Fireplace- Gas
	Outside Shower	Recreation/Family	Walk in Closet
	In Ground Pool	Laundry/Utility Room	Tile Flooring
		Great Room	Kitchen Island
AppliancesIncluded	Basement	Heating	Cooling
Range	Crawl Space	Gas Natural	Central Air Condition
Self-Clean Oven		Forced Air	Multi Zoned
Microwave Oven		Multi-Zoned	
Refrigerator			
Washer			
Dryer			
Dishwasher			
Disposal			
Smoke/Fire Detector			

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



HotWater  
Gas- Natural

Water  
City

Sewer  
City



Ask for Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [gmg@bergerrealty.com](mailto:gmg@bergerrealty.com)  
<https://www.ocnj.com>

