

**10 92nd  
Stone Harbor, NJ 08247**

**Asking \$6,000,000.00**



**COMMENTS**

This unbelievably unique, OCEANFRONT townhome is situated on one of Stone Harbor's most desirable streets and offers sweeping views of the ocean from two of the three stories. This specific unit fronts 92nd Street, allowing for maximum privacy from neighbors, maximum exposure to natural light, and easy access from the street. A spacious foyer greets your guests immediately upon entering the home. The first level offers three bedrooms and two bathrooms (one of which is an en-suite primary), a laundry room, and a large, oceanfront deck. The entirety of the second level is dedicated to the entertaining space, with incredible ocean vistas from almost every single spot in the room. Soaring ceilings with applied wood moldings and walls of glass add to the drama of this incredible room. This massive space contains three different, spacious seating areas, a huge kitchen with a radius peninsula, and a street side dining area offering beautiful ocean views. A wall of sliders leads east out to an expansive second floor deck large enough to house a dining area, living area and a circular stair down to the grade level. Another set of sliders heads west out of the rear of the townhome to another deck with almost 400 square feet. The options to outfit the two second floor deck spaces are truly limitless. Oceanfront townhomes are already unicorns in Stone Harbor. This property is even more unique because of a grandfathered third story measuring over 350 square feet. This space is currently being utilized as a fourth sleeping area with its own dedicated bathroom, an office, and a walk-in storage closet. A low dune topography on 92nd Street allows for white water views from most of the second and third floors of this home. The entirety of the eastern most wall of this home is outfit with windows that leave this stories drenched in natural light while also bringing the environment inside. This oceanfront location is as good as Stone Harbor gets. It is far enough away from the center of town to not feel weekend traffic yet close enough to enjoy dinner, ice cream or entertainment without ever needing to get in to a car. This property has long been a rental home and has a proven rental history with many repeat tenants. Whether you are looking for a forever home or an investment property, opportunities like this incredible home rarely become available for sale - schedule your appointment to see this home before it is too late.

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Bar	2 Car	Recreation/Family	Range
Hardwood Floors	Concrete Driveway	Eat In Kitchen	Oven
Wall To Wall Carpet	Shared Driveway	Dining Area	Microwave Oven
Cathedral Ceiling		Laundry/Utility Room	Refrigerator
Foyer		Loft	Washer
Tile Floors		Great Room	Dryer
		1st Floor	Master Dishwasher

# Berger Realty

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