



**389 95th  
Stone Harbor, NJ 08247**

**Asking \$2,650,000.00**



**COMMENTS**

Wonderful Beach Home just steps from downtown Stone Harbor! Park your car in one of the four off-street parking spots and walk to everything this beautiful shore town has to offer. Just steps from the iconic downtown area restaurants, shops, night life and beautiful beaches. This two-story 4-bedroom, 2-full bath home is the perfect retreat for relaxation and life-long memories. Enjoy the beauty of the outdoors on any of the four spacious outdoor decks. Imagine yourself sitting on the upper front deck, taking in the beautiful bay views as the sun goes down. There have been many upgrades made since 2020, including new composite decks, new two-system HVAC systems, new washer and dryer, new outdoor shower, stainless appliances with quartz/granite countertops, newer large storage shed with room for you to store all of your beach bikes, and beach toys! This home is also a legal duplex, and has a fabulous rental income history. Most importantly, this home can be used as either a 4 bedroom, 2 bathroom single family home or a duplex. This special home is well maintained and priced to sell. And if you so desire, take advantage of the oversized 52.5 x 110 parcel of land this home sits on, which would allow for a new 2,888 square foot dream home , including enough space for an oversized pool and cabana as well!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	4 car parking	Living Room
	Deck		Dining Room
	Enclosed/Covered		Kitchen
	Patio		Eat-In-Kitchen
	Porch		Laundry/Utility Room
	Grill		Storage Attic
	Fenced Yard		
	Storage Building		
	Cable TV		
	Sidewalks		
	Outside Shower		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Smoke/Fire Alarm	Range	Drapes	Crawl Space
Laminate Flooring	Oven	Blinds	
Beverage Refrigerator	Self-Clean Oven	Rugs	
Mini Split	Microwave Oven	Furniture	
	Refrigerator	See Remarks	

# 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)



	Washer	Window Treatments	
	Dryer		
	Dishwasher		
	Disposal		
	Smoke/Fire Detector		
	Stove Electric		
	Stainless steel appliance		
Heating	Cooling	HotWater	Water
Electric	Multi Zoned	Electric	Private
Heat Pump	Split		Public
Multi-Zoned			
Split			
Sewer			
Private			
Public			

**SALE**

**BADER-COLLINS ASSOCIATES**  
"THE TEAM YOU CAN TRUST"

**BERGER REALTY**  
3160 Asbury Avenue

**BADERCOLLINS.COM**

Ask for Bader - Collins Associates  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bca@bergerrealty.com](mailto:bca@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

