



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

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



#### COMMENTS

Wonderful And Rare legal duplex just steps from downtown Stone Harbor! Park your car in one of the four off-street 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, up and down duplex 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 dual 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! If generating rental income is something you desire, the lower level alone has a very strong rental history, generating \$50K per year! Keep the entire home for you and your family or live on one of the floors and rent out the other. 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

OutsideFeatures	OtherRooms	AlsoIncluded	Basement
Patio	Living Room	Drapes	Crawl Space
Deck	Kitchen	Curtains	
Enclosed/Cov. Patio	Den/TV Room	Blinds	
Porch	Recreation/Family	Rugs	
Grill	Eat In Kitchen	Furniture	
Fenced Yard	Laundry/Utility Room		
Storage Building	Storage Space		
Sidewalks			
Outside Shower			
Waterview			
Heating	Cooling	HotWater	Water
Electric	Central Air	Electric	Private
Heat Pump	Multi Zoned		Public
Sewer			
Private			
Public			

# Berger Realty

• Since 1928 •



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



Ask for Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [tde@bergerrealty.com](mailto:tde@bergerrealty.com)

