



255 81st  
 Stone Harbor, NJ 08247

Asking \$1,399,999.00



### COMMENTS

Located just 1.5 blocks from both the ocean and bay, this beautiful 4-bedroom, 2.5-bath beach home is designed for effortless coastal living. With ample entertainment areas, including a spacious rooftop deck, this property offers the perfect beach retreat. The first-floor features 3 generously sized bedrooms, including a large primary suite with an en suite bathroom, as well as a powder room, and a light-filled living room with cathedral ceilings and a cozy wood-burning stove. The eat-in kitchen, bathed in natural light, opens onto a charming maintenance free deck with a power awning—ideal for enjoying morning coffee while breathing in the fresh salt air. Enjoy ocean views from the large rooftop deck, complete with a power awning for shade during hot summer days. Other outdoor amenities include a refreshing outdoor shower, a storage area, a fenced-in yard, and a shed for extra storage. This home has been updated for modern comfort with newly remodeled bathrooms, durable Core-Tec Vinyl Plank flooring throughout, and a split A/C system. Situated just steps from the popular Southern Avalon restaurants, and just a short distance to local Stone Harbor shops and restaurants, this property offers the best of both beach and bay living with endless entertainment options nearby. Don't miss your chance to own a slice of paradise!

### PROPERTY DETAILS

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Wood Burn Stove	3 Car Stone Driveway	Living Room Eat In Kitchen Laundry/Utility Room Storage Space	Range Oven Microwave Oven Refrigerator
<p>Ask for Chris Warren                  Berger Realty Inc.                  3160 Asbury Avenue Ocean City                  Call: 609-399-0076                  Email to: caw@bergerrealty.com</p>			
Heating Electric Baseboard Split	Cooling Split		
Water City	Sewer City		

