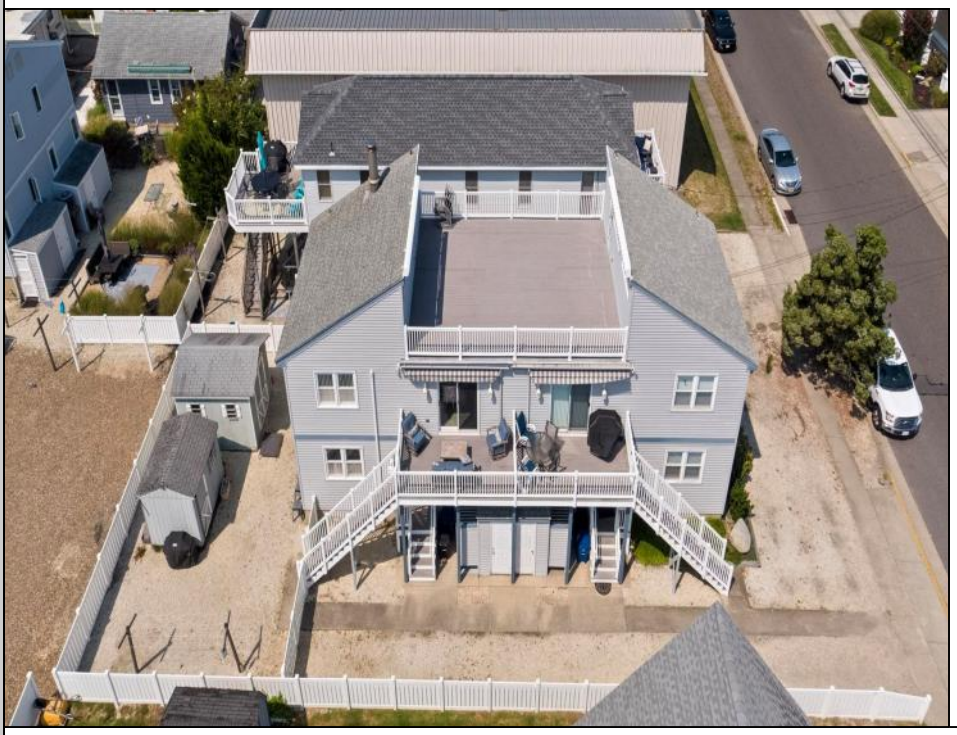
Berger Realty
Since 1920

Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500
oc17@BergerRealty.com

REALTOR

**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 second full bathroom in the hallway for guests. Upstairs, you'll find an additional bedroom, 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

| UnitFeatures | ParkingGarage | OtherRooms | AppliancesIncluded |
|---|---|---|---|
| Wood Burn Stove | 3 Car | Living Room | Range |
| | Stone Driveway | Eat In Kitchen | Oven |
| | | Laundry/Utility Room | Microwave Oven |
| | | Storage Space | Refrigerator |
| | | 1st Floor Master Bedroom | Washer |
| | | | Dryer |
| | | | Dishwasher |
| | | | Disposal |

Ask for Matthew Galowniat
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: gmj@bergerrealty.com

| Heating | Cooling |
|---|---|
| Electric Baseboard | Split |
| Split | |

| Water | Sewer |
|---|---|
| City | City |