



**10007 First
 Stone Harbor, NJ 08247**

Asking \$649,000.00



COMMENTS

This Stone Harbor gem is truly special! Approximately 300 feet to the beach, 4 blocks to 96th Street and 3 blocks to a new playground, tennis courts, and basketball court makes the location second to none. A perfect walk/bike everywhere location, with private off-street parking. Located on the 2nd floor in the 3 unit back building. No other units above or directly adjacent and open year-round. New HVAC installed in 2024. Features include a separate kitchen with full-size appliances, plenty of cabinet space and granite counter tops. The open and bright living area is creatively designed with a custom couch and built in cabinetry, plus 2 closets, to maximize storage. Also, a queen size murphy bed and fold down table allows for a totally convertible space. Large private storage closet is located at the bottom of the stairs for all your beach gear and bicycles, including a stackable washer/dryer. The exterior area has an outdoor shower, grill, as well as a large patio with table and chairs. Property use is mostly owner, family, and friends. Well maintained with low HOA fees and taxes. Pets allowed. Call Matt today for a private showing!

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Hardwood Floors	1 Car	Living Room	Self-Clean Oven
Cathedral Ceiling	Assigned Parking	Kitchen	Microwave Oven
		Storage Space	Refrigerator
			Washer
			Dryer
			Dishwasher
			Disposal
AlsoIncluded	Heating	Cooling	
Blinds	Gas Natural	Central Air	
Furniture		Ceiling Fan	
Water City	Sewer City		

