



**9102 3rd  
Stone Harbor, NJ 08247**

**Asking \$2,300,000.00**



#### COMMENTS

A Must See Property!! Convenient Off Street Parking for at least 3 cars leads to the Front Porch of this Customized Property with a First Floor that offers Oversized Living Room with Gas Fireplace and Spacious Dining Room that accesses open side porch with view of Bay. In addition, there is an eat-in kitchen with work top area and built-ins to suit "The Chef" who can pick his fresh herbs in pots at the side door or from plants in the Boxed Garden Area at the side yard. An Entertaining Closet is off the Dining Room with space for Pitchers, Bowls, Serving Pieces, etc. The hall leads to three bedrooms -- one used currently as an Office/Hobby Room -- plus the Primary Bedroom which features a private Bathroom and separate Laundry Alcove. There are two decks on the first floor -- one off the Dining Room and another off the main bedroom to enjoy the Bayview Sunsets. This can be a Full-Time Residence or Vacation Home for Personal Use and Rentals. This Property is Zoned Duplex and features Separate Entrance to a Second Floor Apartment that offers a living room, kitchen with dining area and stackable washer/dryer, three bedrooms and one bath that can be used as a Vacation Rental or to accommodate additional Family. Two outside showers and attached storage area for bikes, beach gear, all on a Professionally landscaped lot! An easy walk to the Yacht Club, as well as to the Beach, two Playgrounds (with Basketball/Tennis Courts), Water Tower with Evening Activities and Farmers' Market, and, of course, the best shore Downtown with Great Shops, Excellent Restaurants, Theatre, Mini Golf, etc. "A Combination that You do not find often. Check it Out!"

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Deck	Parking Pad	Living Room	Drapes
Porch	3 Car	Kitchen	Curtains
Storage Building	Concrete Driveway	Dining Area	Shades
Cable TV			Blinds
Sidewalks			Rugs
Outside Shower			Fireplace Equipment
			Furniture
Basement	Heating	Cooling	HotWater
Crawl Space	Gas Natural	Central Air	Gas
	Baseboard	Ceiling Fan	
	Multi-Zoned	Gas	
		Multi Zoned	
		Wall Air Conditioning	

# Berger Realty

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