



9102 3rd  
 Stone Harbor, NJ 08247

Asking \$2,200,000.00



**COMMENTS**

This Duplex property can serve as a full-time residence with a rental apartment on the second floor, or as a vacation home with rental income potential. It has been enjoyed by the family for many years and has been thoughtfully updated and well-maintained. The spacious living room features a gas fireplace, and the dining area has sliding doors that lead to a deck with a bay view. The chef's kitchen offers ample prep space and a casual dining area. The home includes three bedrooms (one currently used as an office/hobby room), and the primary bedroom has an en-suite bathroom, a spacious closet, and a laundry alcove, as well as access to the deck with a bay view. The second-floor apartment has a separate entrance and includes a living room, kitchen with dining area, stackable washer/dryer, three bedrooms, and one bath. The property is conveniently located near the beach and is an easy walk to the Yacht Club, downtown shopping, a playground, pickleball courts, and highly-rated restaurants. After dining, enjoy entertainment at the Water Tower or theater, or perhaps a round of mini-golf or some ice cream. Don't miss out on this exceptional combination of features!

**PROPERTY DETAILS**

Outside Features	Parking/Garage	Other Rooms	Also Included
Deck	Parking Pad	Living Room	Drapes
Porch	3 Car	Kitchen	Curtains
Storage Building	Concrete Driveway	Dining Area	Shades
Cable TV			Blinds
			Rugs
			Fireplace Equipment
			Furniture



Ask for Thomas Byrne  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Heating: Gas, Natural Gas  
 Cooling: Central Air Conditioning  
 Basement: Finished  
 Multi-Zoned: Multi Zoned  
 Wall Air Conditioning



water City Sewer City