



**8331 First  
Stone Harbor, NJ 08247**

**Asking \$7,945,000.00**



#### COMMENTS

Charles Street Developers, LLC brings yet another masterpiece to market for Summer 2025. Enjoy sweeping view of the Atlantic Ocean from both the First and Second floors at this magnificent corner location just steps from the beach at 84th Street and First Avenue!! With an upside down floor plan that accentuates the expansive 180 degree view corridor, this home has it all. Six bedrooms, including one double bunk room, will feature natural stone and porcelain tiled ensuite baths, Thibault wall coverings, custom woodworking and trim, plantation shutters and motorized blinds. Soaring vaulted ceilings and oversized windows and sliders in the combined living, dining and kitchen areas on the second floor invite the natural beauty that surrounds this home indoors. A separate and more intimate family room on the first floor overlooks the expansive pool area patio out back. A summer kitchen / grille station will also allow for poolside entertaining after a relaxing day on the beach. Other amenities include: Lifetime Standing Seam Metal Roof & Maintenance Free Fiber Cement Composite Siding; Sub-Zero / Wolf Appliances, Finest quality flush inset cabinetry with 5/4" doors, Kohler plumbing fixtures, Wire brushed white oak engineered hardwood flooring throughout, 3 stop elevator, Sonos A/V system, Oversized 14' x 24 gunite pool by Avalon Pools, Inc., 295 SF of crawl space area at 8 foot height for FEMA access to ground level elevator; 1,200 SF of area at 6 foot height in crawl space for storage; 600 SF of decks with views at second floor, Landscaping and flower boxes by Garden Greenhouse and Nursery. Fully furnished inside and out by Restoration Hardware.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Patio	Garage	Living Room
Concrete	Deck	Parking Pad	Kitchen
Metal	Grill	Attached	Den/TV Room
	Fenced Yard		Dining Area
	Sidewalks		Pantry
	Outside Shower		
	In Ground Pool		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Shades	Crawl Space
Elevator	Self-Clean Oven	Blinds	Outside Entrance
Fireplace- Gas	Refrigerator	Furniture	Inside Entrance
Wood Flooring	Washer		
Smoke/Fire Alarm	Dryer		

# Berger Realty

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