



**254 89th**  
**Stone Harbor, NJ 08247**

**Asking \$2,199,000.00**



## COMMENTS

Welcome to this beautifully renovated Stone Harbor townhome, where luxury meets convenience just steps from the beach! With 4 spacious bedrooms, 3 full baths, and an unbeatable location, this home offers the perfect beach getaway or year-round retreat. The stylish, upside-down layout is designed for modern living, featuring open-concept spaces, vaulted ceilings, and top-of-the-line finishes. The first floor offers three comfortable bedrooms, two full baths, and a charming, covered wrap-around porch — the ideal spot to unwind. Upstairs, the expansive living area with a cozy gas fireplace flows seamlessly into the dining and kitchen spaces, making it perfect for entertaining. Enjoy easy access to a second wrap-around deck with a retractable awning, new conversation area furniture offering plenty of outdoor space for family gatherings and relaxation. This home also includes a bonus room (currently used as an office), an additional updated bath, tankless water heater, and plenty of storage. Off-street parking provides added convenience, and a private side entry adds a touch of exclusivity. For your comfort, this home is equipped with gas heat, a direct line to the grill, an outdoor shower, and a storage shed. With minimal maintenance required, this is truly the ultimate beach lifestyle — walk or bike to everything, including the beach, bay, and downtown Stone Harbor. Don't miss out on this rare opportunity to own a piece of paradise!

## PROPERTY DETAILS



**UnitFeatures**  
Fireplace

**ParkingGarage**  
2 Car  
Stone Driveway

**OtherRooms**  
Living Room  
Kitchen  
Dining Area  
1st Floor  
Bedroom

**AppliancesIncluded**  
Range  
Oven  
Self-Clean Oven  
Refrigerator

**Ask for George O'Connell**  
**Berger Realty Inc.**  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: [gbc@bergerrealty.com](mailto:gbc@bergerrealty.com)

Heating  
Gas Natural  
Hot Water

Cooling  
Central Air  
Ceiling Fan



Water  
City

Sewer  
City