Berger Realty
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Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com

REALTOR

**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 | ParkingGarage | OtherRooms | AppliancesIncluded |
| Fireplace | 2 Car | Living Room | Range |
| | Stone Driveway | Kitchen | Oven |
| | | Dining Area | Self-Clean Oven |
| | | 1st Floor Master Bedroom | Refrigerator |
| | | | Water |

Ask for George Cash
Berger Realty Inc.
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Call: 609-399-0076
Email to: gbc@bergerrealty.com

| | |
|---|---|
| Heating | Cooling |
| Gas Natural | Central Air |
| Hot Water | Ceiling Fan |

| | |
|---|---|
| Water | Sewer |
| City | City |