

# Berger Realty

Since 1928



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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

Unit Features  
Fireplace

Parking Garage  
2 Car  
Stone Driveway

Other Rooms  
Living Room  
Kitchen  
Dining Area  
1st Floor Bedroom

Appliances Included  
Range  
Oven  
Self-Clean Oven  
Master Refrigerator



Ask for Ken Sedberry  
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Heating  
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