



351 96th  
 Stone Harbor, NJ 08247

Asking \$1,150,000.00



### COMMENTS

Incredibly rare opportunity to own a 3 bed/2 bath unit at Hall Harbor, on Shelter Haven Basin! Hall Harbor is the tallest building on the island, and with this fourth floor, street side unit you have views of the bay, the ocean, and all of Avalon and beyond up the coastline. Completely renovated kitchen, all new appliances, water heater (2017) and washer/dryer (2023), new floors in kitchen, living/dining room and secondary bedrooms. Unit comes with one covered parking spot. Hall Harbor sits on Shelter Haven Basin around the corner from The Reeds, with a communal pool and hot tub. Owners have the ability to rent kayak/SUP rack spaces and boat slips (as available). The best part? Swimming, floating and enjoying yourself in the protected basin on beautiful summer days. An absolute slice of heaven! 3 blocks to the beach, across from Fred's Tavern, and a block from the center of Stone Harbor's dining, shopping and nightlife. A quick drive or Jitney ride north gives you access to all of Avalon's offerings as well. Great vacation and/or investment property. Unit can rent for up to \$4000/week during peak summer months, and year-round rental opportunity for local events including weddings at The Reeds. Low association fees and taxes enhance your investment value exponentially. Seller is a NJ Licensed Real Estate Agent PROFESSIONAL PHOTOS WILL BE UPLOADED BEFORE CHRISTMAS!

### PROPERTY DETAILS

ParkingGarage	OtherRooms	AppliancesIncluded	AlsoIncluded
Carpport	Living Room	Range	Blinds
1 Car	Kitchen	Oven	Furniture
Assigned Parking	Dining Area	Microwave Oven	
		Refrigerator	
		Washer	
		Dryer	
		Dishwasher	
Heating	Cooling	HotWater	
Electric	Wall Air Conditioning	Electric	
Baseboard			
Sewer			
Public			

