



**10801 Second
Stone Harbor, NJ 08247**

Asking \$2,795,000.00



COMMENTS

Nestled on the highly desirable southwest corner of 108th Street and Second Avenue, this quintessential Stone Harbor cottage offers a rare opportunity. The corner location is ideal, ensuring abundant natural light on three sides while also maximizing privacy, with 108th Street's extra 10 feet of street width adding even more space and seclusion. The 55' x 100' lot offers ample potential for new construction of up to 2,750 square feet while allowing for multiple decks, a spacious rear, and a sun-soaked pool. The existing structure has been a fixture on Second Avenue since 1946 and been lovingly maintained by the same family for almost 40 years. The property offers generously sized entertaining spaces, with individually dedicated space to the kitchen, dining room, and a surprisingly large living room. The home has three bedrooms and two bathrooms, including a very large primary suite located on the second floor. A huge garage, in addition to rear yard storage, makes storing bikes and beach toys easy, and a large storage attic currently functions as a fourth sleeping quarters. The location is prime. The property sits just a two cross streets from a guarded beach. The home is also far enough away from the center of town to not feel the weekend traffic, yet close enough to easily walk to all the shops, restaurants, and nightlife in downtown Stone Harbor. Other nearby amenities include Clark's Market on 108th and Third Avenue, Chelsea Place Park on 106th Street, Nun's surfing beach on 111th Street, the Stone Harbor bird sanctuary starting on 111th Street, and public bay access on 114th Street. Corner properties rarely become available for sale in Stone Harbor - do not miss your opportunity to preview is exceptional property. HOME IS SOLD IN AS-IS CONDITION.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asphalt	Deck	Garage	Kitchen
Vinyl	Cable TV	Attached	Recreation/Family
	Sidewalks	Concrete Driveway	Dining Area
	Outside Shower		Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Wood Flooring	Range	Blinds	Crawl Space
Wall to Wall Carpet	Oven	Partial Furniture	
Fireplace- Wood	Microwave Oven		
	Refrigerator		
	Washer		
	Dryer		
	Dishwasher		

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