

# Berger Realty

Since 1928



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



9102 3rd  
Stone Harbor, NJ 08247

Asking \$2,200,000.00



## COMMENTS

"For those looking to build from the ground up, this prime construction site offers the perfect canvas for your dream home. Enjoy breathtaking sunset views, just two blocks from the Stone Harbor Yacht Club and within easy walking distance to the beach, shops, restaurants, recreation and all that Stone Harbor has to offer! This property, currently a duplex with two 3 bedroom units, presents a unique opportunity to design and build your dream 2,500 sq ft single family home, complete with a pool, in a location that promises years of enjoyment."

## PROPERTY DETAILS

|                  |                   |             |                     |
|------------------|-------------------|-------------|---------------------|
| OutsideFeatures  | ParkingGarage     | OtherRooms  | InteriorFeatures    |
| Deck             | Parking Pad       | Living Room | Wall to Wall Carpet |
| Porch            | 3 Car             | Kitchen     |                     |
| Storage Building | Concrete Driveway | Dining Area |                     |
| Cable TV         |                   |             |                     |
| Sidewalks        |                   |             |                     |
| Outside Shower   |                   |             |                     |

|              |             |             |                       |
|--------------|-------------|-------------|-----------------------|
| AlsoIncluded | Basement    | Heating     | Cooling               |
| Drapes       | Crawl Space | Gas Natural | Central Air Condition |
| Curtains     |             |             | Ceiling Fan           |
| Shades       |             |             | Gas                   |
|              |             |             | Multi Zoned           |



Ask for Nicole Williams  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: ncw@bergerrealty.com

