

318 83rd  
Stone Harbor, NJ 08247

Asking \$2,195,000.00



#### COMMENTS

Beautiful Bayfront Townhouse on Stone Harbor's North Basin! Just for you, a simply perfect location for your family that has always wanted to live on the bay. Meticulously maintained three story townhouse condominium that has only been owner occupied and it includes your own boat slip which includes a personal pier floating dock to access your watercraft. This Bayfront condominium offers stunning views and the best of luxury living in Stone Harbor. The first floor features a custom kitchen with raw edge granite counter tops, is open to the dining area and the spacious living room which features a wall hung electric fireplace and mounted TV with sound bar / surround sound all leading to an open waterside deck. This entire space offers beautiful bay views and wetland vistas of both the sheltered harbor and the back bay waterways. The second floor is comprised of two bedrooms sharing a full bath with both a tub and a separate stall shower, this space is combined with the stackable laundry center. The bayside bedroom is complete with spectacular water, harbor and wetland views, The top floor includes the third bedroom, an attractively renovated marble tiled bathroom with custom tile finishes in the full shower with private access to the very large primary bedroom which has access to a private deck overlooking the tranquil cove - perfect for your morning brew. Ground level offers an off street carport along with additional storage that is fully insulated and complete with a concrete slab, additionally, pull-down stairs provide more storage above the carport plus an under stair cabinet for beach chairs. Finally, there is secure storage under the deck on the bayside. Don't miss the great community pool area that has an expansive deck area with lounge chairs, tables and umbrellas delivering wonderful breezes and water views. This super Bayfront location is just over 2 blocks to the beach with Bud's Market, Mack's Pizza, Borghi's By The Bay, Icona Resort - Barefoot Beach Bar and Windrift-Icona all close by, along with pickle ball, basketball, ball fields and playgrounds just up the street. This is a must see, it won't last long!

#### PROPERTY DETAILS

| Unit Features       | Parking/Garage    | Other Rooms   | Appliances Included |
|---------------------|-------------------|---------------|---------------------|
| Fireplace           | Carport           | Living Room   | Range               |
| Hardwood Floors     | 1 Car             | Kitchen       | Self-Clean Oven     |
| Wall To Wall Carpet | Assigned Parking  | Dining Area   | Microwave Oven      |
|                     | Concrete Driveway | Great Room    | Refrigerator        |
|                     |                   | Storage Space | Washer              |
|                     |                   |               | Dryer               |
|                     |                   |               | Dishwasher          |
|                     |                   |               | Disposal            |
|                     |                   |               | Smoke/Fire Detector |
|                     |                   |               | Stainless Steel     |

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



AlsoIncluded  
Shades  
Blinds  
Furniture

Heating  
Electric  
Forced Air  
Heat Pump

Cooling  
Central Air  
Ceiling Fan

Appliance

HotWater  
Electric

Water  
City

Sewer  
City



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [pjb@bergerrealty.com](mailto:pjb@bergerrealty.com)

