

**9301 1st
Stone Harbor, NJ 08247**

Asking \$7,895,000.00



COMMENTS

Stone Harbor's Most Fantastic Opportunity: All Permits, and Architectural Plans approved and in place for a luxurious 4700 Square-Foot estate included in the Sale! Use the Existing Well-Maintained Single-Family Home or design a Magnificent Estate on this expansive perfectly located 110 x 110 Corner Lot just three homes from the beach. **THE LARGEST SINGLE LOT IN TOWN.** The new custom home will have the-Most Amazing Ocean Views from Inside and Out! This exceptional 2-story single-family home is perfectly located, just three homes from the pristine beach, offering stunning ocean views from the upper deck. With five spacious bedrooms, nursery and four full bathrooms, this property is the absolute perfect location to build an expansive estate over 6,000 square feet—the ideal generational home for your family. Now or later. As you enter, the welcoming foyer leads you to a formal dining room complete with a built-in hutch and a very large living room featuring a fireplace that warms the heart of the home. The recently renovated eat-in kitchen is a chef's delight, boasting ample cabinetry, a center island with a cooktop, and a walk-in pantry—ideal for both everyday meals and entertaining. Adjacent to the kitchen, the family room showcases decorative wood beams and a second fireplace, creating a perfect space for gatherings. The first floor includes a versatile bedroom with an en-suite bathroom, ideal for use as a movie room or den. Upstairs, you'll find four additional bedrooms, including a large primary suite with a beautifully renovated en-suite bathroom and access to a private deck with ocean views. A bonus room upstairs offers flexibility for various needs, whether it be a playroom, office, or additional guest space. Step outside to your own private oasis, where the expansive outdoor area features a sparkling in-ground pool as the centerpiece with lush landscaping, dual decks for relaxation and entertaining, and more. The backyard is complete with a built-in gas grilling area, a cozy fire pit, a putting green, and an outdoor shower for those warm summer days. The property also includes a spacious 2-car garage, perfect for storing all your recreational gear, including ping-pong and shuffleboard tables. This prime location offers unparalleled access to the best of Stone Harbor, just three homes from the beach and three blocks from downtown. Don't miss out on this once-in-a-lifetime opportunity!

PROPERTY DETAILS

| | | | |
|----------|-----------------|---------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
| Brick | Patio | Garage | Living Room |
| | Deck | 2 Car | Dining Room |
| | Fenced Yard | Attached | Kitchen |
| | Cable TV | | Recreation/Family |
| | Sidewalks | | Laundry/Utility Room |
| | Outside Shower | | |
| | In Ground Pool | | |

Berger Realty

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

 info@bergerrealty.com



InteriorFeatures
Wood Flooring
Wall to Wall Carpet
Laminate Flooring

AppliancesIncluded
Range
Self-Clean Oven
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Smoke/Fire Detector

AlsoIncluded
Blinds

Heating
Gas Natural

Cooling
Central Air Condition
Multi Zoned

HotWater
Gas- Natural

Water
City

Sewer
City

