



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



9301 1st, Stone Harbor, NJ, 08247

Price \$7,895,000.00

#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 5             |
| Baths Full   | 4             |
| Baths Half   | 0             |
| Year Built   | 1975          |
| Type         | Single Family |
| Block Number | 93.02         |
| Listing #    | 250989        |
| Taxes        | 22624.00      |

#### 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. T...**

#### PROPERTY FEATURES

|   |  |  |  |
|---|--|--|--|
| Exterior<br>Brick   | OutsideFeatures<br>Patio<br>Deck<br>Fenced Yard<br>Cable TV<br>Sidewalks<br>Outside Shower<br>In Ground Pool                             | ParkingGarage<br>Garage<br>2 Car<br>Attached | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Recreation/Family<br>Laundry/Utility Room |
| InteriorFeatures<br>Wood Flooring<br>Wall to Wall Carpet<br>Laminate Flooring | AppliancesIncluded<br>Range<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector | AlsoIncluded<br>Blinds                       | Heating<br>Gas Natural   |
| Cooling<br>Central Air Condition<br>Multi Zoned                               | HotWater<br>Gas- Natural   | Water<br>City                                | Sewer<br>City  |

#### CONTACT

Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-2524  
Email to: cyn@bergerrealty.com

Scan to see Property page.



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