

FERGUSON-DECHERT, INC
Main: 609-967-4200



Address **394 22nd Street**
Asking Price **\$3,975,000**
Contract Date **9/4/2024**
Sold Price **\$3,700,000**
Lot Size **40' x 130'**
Remarks **Rare Bayfront Opportunity in Avalon! Located in the highly sought-after Princeton Harbor area, this 5-bedroom home presents a unique chance to own a bayfront property in Avalon. Inside, the home boasts**

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Address **568 22nd Street**
Asking Price **\$4,800,000**
Contract Date **10/3/2024**
Sold Price **\$4,400,000**
Lot Size **40' x 130'**
Remarks **Avalon's best bayfront single-family opportunity on the market. This single family contemporary home is ideally situated facing southwest along Princeton Harbor. Experience bayfront sunsets from the three**

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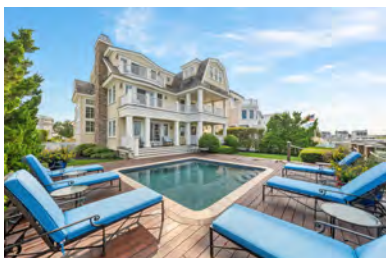
Address **4640 Ocean Drive**
Asking Price **\$5,600,000**
Contract Date **10/11/2024**
Sold Price
Lot Size **60 x 250**
Remarks **Welcome to your dream Bayfront retreat! This expansive lot, measuring an impressive 60 x 250 square feet, offers endless possibilities for waterfront living. The existing home, although built**

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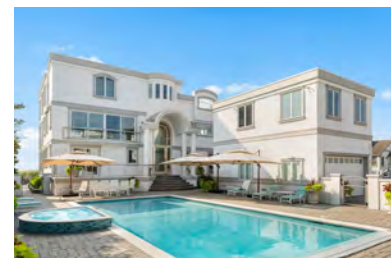
Address **576 7th Street**
Asking Price **\$6,990,000**
Contract Date **2/22/2024**
Sold Price **\$6,150,000**
Lot Size **95x110**
Remarks **OPPORTUNITY ONLY KNOCKS ONCE! There may not be a better bay front location on the island! This bright and airy rustic two-story home is situated on a massive lot with 95' of bay frontage that offers some**

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Address **501 42nd Street**
Asking Price **\$7,950,000**
Contract Date **7/22/2024**
Sold Price **\$7,100,000**
Lot Size **60' x 155'**
Remarks **Beautifully furnished, professionally decorated /accessorized and move-in ready! 501-42nd St, perhaps Seven Mile Island's finest available Bayfront property, is nestled in Avalon's sought after**

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Address **5878 Ocean Drive**
Asking Price **\$7,999,000**
Contract Date **3/30/2024**
Sold Price **\$7,250,000**
Lot Size **75x154 IRR**
Remarks **This unique and expansive bay front home in the south end of Avalon, with unobstructed sunset and bay views, and only one block to an incredible beach , sits in its own class altogether. The estate is**

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Address **412 42nd Street**
 Asking Price **\$8,449,000**
 Contract Date **5/13/2024**
 Sold Price **\$8,000,000**
 Lot Size **9,601**
 Remarks **Perfectly situated at the end of Yale Harbor, facing directly Southwest, this newly constructed bay-front residence offers expansive sunset views along the channel. The property's strategic positioning on the basin ensures unparalleled bay vistas from both the**

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Address **4808 Ocean Drive**
 Asking Price **\$8,499,000**
 Contract Date **8/28/2024**
 Sold Price **\$8,099,080**
 Lot Size **60x290**
 Remarks **Welcome to 4808 Ocean Drive, nestled in the prestigious fingers of Avalon. Built in 2020 by Winfield developers and designed by Asher Architects, this coastal retreat spans over 6,300**

interior living areas and outdoor spaces. Spanning over 5,300sq ft, this crafted masterpiece, designed by renowned architect, David Bennett, features 6 bedrooms, 8 bathrooms, 2 family rooms, 3 wet bars, a dedicated office space, a 4-stop elevator, and sizeable rear decks. The exterior features woven cedar shake siding complemented by coral channel detailing and a whitewashed brick foundation. Ipe decking is accented with cable railing and mahogany caps, plus mahogany ceilings above an upgraded poured concrete foundation allows for an additional 12 inches of ceiling height throughout the home. The interior design offers guests expansive water views the moment they enter, directing attention through a

Address **35 Seagrill Drive**
 Asking Price **\$9,995,000**
 Contract Date **2/11/2024**
 Sold Price **\$9,995,000**
 Lot Size **21x135**
 Remarks **Enter and slider to the rear yard. Interior finishes include custom shiplap millwork throughout the first, second, and leading up to the third floor. The wet bars, starting with one in the first-floor family room, come equipped with Sub-Zero beverage center and dishwasher. Details include hand-painted grass-tinged water front design. Ideally positioned on Blue Fish Harbor in the sought after "Finger's / Lagoon's" neighborhood. This pristine**

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Address **4607 5th Avenue**
 Asking Price **\$10,495,000**
 Contract Date **2/15/2024**
 Sold Price **\$10,100,000**
 Lot Size **60 X 250**
 Remarks **Welcome to the epitome of luxury waterfront living in Avalon, New Jersey. This exceptional bayfront masterpiece is a testament to unparalleled craftsmanship, meticulous attention to detail, and an**

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Address **4318 Fifth Avenue**
 Asking Price **\$11,995,000**
 Contract Date **6/27/2024**
 Sold Price **\$10,900,000**
 Lot Size **60' x 155'**
 Remarks **Ideally situated dead-center on Bluefish Lagoon, this Asher designed, and Brandywine constructed home is one of the nicest bayfront homes to ever hit Avalon's sale market. The expansive layout offers a**