

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

Asking Price \$5,195,000
Address 362 99th Street
Bedrooms 5
Full Baths 3
Lavs 1
Approx Year Built 2001
Lot Size 60x110'

Remarks Welcome home! 362 99th Street, Stone Harbor, New Jersey. Indulge and enjoy this wonderful bayfront, single-family home where every step unveils comfort and relaxation. Designed to sleep up to 16 individuals and located just moments from the heart of Stone Harbor, this bay front property is your perfect oasis for endless opportunities of creating unmatched family memories made for a lifetime! This home has 5 bedrooms and 3 and a half bathrooms. The welcoming covered porch introduces your sanctuary! The interior filled with bright, cool blue tones is

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Asking Price \$5,200,000
Address 4765 Fourth Avenue
Bedrooms 5
Full Baths 3
Lavs 2
Approx Year Built 2006
Lot Size 60 X 250

Remarks For almost four decades, Avalon has been the beloved summer home for this family. They fulfilled their dream of living on the bay in 1991 when they moved from 42nd Street to 4765 Fourth Avenue. The unique waterside "sandy beach" was, and continues to be, a huge attraction for family activities. Sailboats, paddle boards, and kayaks are easily launched into the bay. Children and grandchildren learned to swim from the beach and to catch fish and crabs from the floating docks. In order to accommodate multiple generations, the owners custom built,

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Asking Price \$5,995,000
Address 4599 5th Avenue
Bedrooms 4
Full Baths 2
Lavs 0
Approx Year Built 1970
Lot Size 60x250

Remarks Rare opportunity to own a massive buildable lot in Avalon's most prestigious neighborhood, The Fingers. This renowned section of Seven Mile Island is home to some of the area's finest luxury properties, offering a prime location close to town and just a short distance from the beach. This property is situated on an impressive 60x250-foot lot, providing ample space to build a custom home of 5,000+ square feet. Located at 4599 Fifth Avenue on Yale Harbor, one of the most protected bayfront lagoons on the island, this lot combines privacy and safety. A

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Asking Price \$7,995,000
Address 66 S Pelican Drive
Bedrooms 5
Full Baths 2
Lavs 1
Approx Year Built 1987
Lot Size 65 x 155

Remarks 66 Pelican Drive Located on the coveted West Side of Pelican Drive this is the premier bayfront property on the market. Offering unparalleled, unobstructed western views of the marshes vibrant with wildlife and breathtaking sunsets. This property provides a truly private and serene retreat. The existing home features 5 spacious bedrooms, an office, and 2.5 baths, along with a 2-car garage and a pool. With its expansive, oversized lot, this location is ideal for building your custom bayfront dream home, allowing for approximately 7,000 square

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Asking Price \$11,850,000
Address 13 Pelican Drive
Bedrooms 7
Full Baths 6
Lavs 2
Approx Year Built 2024
Lot Size 8930

Remarks "Beyond the next level" Just completed, the best priced Avalon resort home in its class. This spectacular, new, coastal modern bayfront retreat is located on Avalon's highly coveted Pelican Drive. This expansive home is situated on a premier property offering sweeping views, privacy and additional parking for your family and friends. From the moment you enter through the lavish 5-foot-wide teak pivot hinged entry doorway, you will be greeted by a spacious foyer boasting an ingeniously designed and fabricated helical steel stairway with open risers, finished

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Asking Price \$11,995,000
Address 19 Flamingo Drive
Bedrooms 6
Full Baths 6
Lavs 3
Approx Year Built 2024
Lot Size 88x155x28

Remarks Welcome to 19 Flamingo Drive, an exclusive bayfront masterpiece situated in the prestigious "Fingers" of Avalon. This distinguished new construction is a standout in the South Jersey market, expertly designed by Halliday Architects and built by Winfield Developers, with exquisite interior design and furnishings curated by Rebecca Ford Design. This luxurious residence spans over 5,900 square feet and features an attached two-car garage and six ensuite bedrooms, including a custom -built bunk room. The home boasts six full baths and three half

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Asking Price	\$12,495,000
Address	11605 Paradise Drive
Bedrooms	6
Full Baths	6
Lavs	2
Approx Year Built	2024
Lot Size	60X155

Remarks Welcome to 11605 Paradise Drive, an exquisite 4,600 sq. ft. masterpiece nestled on Paradise Bay in the quiet south end of Stone Harbor. This opulent residence has been brought to life by DANDRA Developers. Designed by Halliday Architects, built by Winfield Developers, and stylish design and furnishings selected by Ford Design Studios. With 6 beautifully appointed bedrooms and 6.2 baths, this home is a testament to sophisticated elegance, offering sweeping west-facing bayfront views and direct access to the main channel via a private, brand-new U-shaped dock—a true boater's paradise, complete with stunning sunsets at every turn. Designed for seamless indoor-outdoor living, the home boasts 2,000 sq. ft. of expansive deck space, perfect for entertaining and relaxation. This incredible location is only 2 blocks from the beach, a short walk to Stone Harbor Point