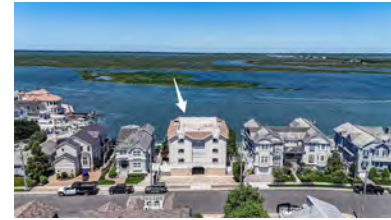


**FERGUSON-DECHERT, INC**  
**Main: 609-967-4200**



Address **8201 3rd Avenue**  
Unit **22**  
Asking Price **\$1,185,000**  
Sold Price **\$1,100,000**  
Closing Date **3/15/2024**  
Remarks **Take advantage of this rare opportunity to own in the Stone Harbor Bay Club! Located at the perfect spot in the family section of Stone Harbor - breathtaking bay views, 2 blocks from the beach, 1 block from the**

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



Address **10009 Sunset Drive**  
Unit **5**  
Asking Price **\$1,399,000**  
Sold Price **\$1,399,000**  
Closing Date **9/19/2024**  
Remarks **Wide spanning bay and sunset views can be had from this gorgeous, top floor, Sunset Bay condominium. Situated in one of Stone Harbor's most sought after neighborhoods, this incredible location is tranquil**

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



Address **10009 Sunset Drive**  
Unit **3**  
Asking Price **\$1,545,000**  
Sold Price **\$1,475,000**  
Closing Date **1/17/2025**  
Remarks **Outstanding opportunity to enjoy life on the bay in Stone Harbor. The views over the intercoastal waterway are breathtaking and sunsets are amazing. This 2nd Floor unit has many recent upgrades**

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



Address **11 Marine Way**  
Unit **11**  
Asking Price **\$2,595,000**  
Sold Price **\$2,592,500**  
Closing Date **3/28/2024**  
Remarks **A TRULY RARE FIND. It has been years since a bayfront townhome at the prestigious Cornell Harbor has been available for sale. Beautifully renovated, this 3 bedroom, 3 bath BAYFRONT townhome sits at**

**FERGUSON-DECHERT, INC**  
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Address **560 24th Street**  
Unit **East**  
Asking Price **\$2,995,000**  
Sold Price **\$2,995,000**  
Closing Date **8/9/2024**  
Remarks **One of the most unique townhomes in Avalon, this incredible property has no southerly neighbor, allowing for unobstructed bay and sunset views. The overwhelming majority of townhomes in Avalon back**

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



Address **613 Sunrise Drive**  
Unit **613**  
Asking Price **\$3,495,000**  
Sold Price **\$3,460,000**  
Closing Date **7/31/2024**  
Remarks **This three-story, BAYFRONT townhome offers picturesque views of Cedar Island and miles of intercoastal waterway. Ideally situated just a few minutes' ride from fast water, this location is a**

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



Address **696 22nd Street**  
Unit **East**  
Asking Price **\$3,849,000**  
Sold Price **\$3,735,000**  
Closing Date **3/29/2024**  
Remarks **BRAND NEW "DECORATOR FURNISHED" BAYFRONT TOWNHOME WITH A POOL AND AN ELEVATOR! Buy now and enjoy one of the best times of the year here on the Island!! SEVERAL ATTRACTIVE FEATURES**

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



Address **549 24th Street**  
Unit **549**  
Asking Price **\$3,995,000**  
Sold Price **\$3,750,000**  
Closing Date **7/23/2024**  
Remarks **This stunning three story, bayfront townhome sits in the center of Princeton Harbor, allowing for wide water views, a swimmable bay, and quick access to fast water. Situated on a 60' x 130' lot (it is one of**