

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

**Asking Price** \$8,500,000  
**Address** 95 E 11th Street  
**Bedrooms** 5  
**Full Baths** 3  
**Lavs** 2  
**Approx Year Built** 1990  
**Lot Size** 60X110

**Remarks** Beautiful North end Avalon oceanfront retreat offering 110 feet of coastline and sparkling in-ground pool! Enjoy the sound of crashing waves from this three-story home situated on a 60' X 110' lot featuring five bedrooms, three full baths and two half baths. As you enter the house you are greeted by a large foyer and sweeping stairwell leading to the second floor. The first floor offers three generous sized bedrooms, two with sliders leading out to the patio, two hall baths, laundry room and large family room. The main living space is located on the second level and is

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**Asking Price** \$5,195,000  
**Address** 12 E 17th Street  
**Bedrooms** 5  
**Full Baths** 5  
**Lavs** 3  
**Approx Year Built**  
**Lot Size** 50' x 110'

**Remarks** Corner BEACH BLOCK home on a fabulous north end street with underground utilities, offering easy access to the beach and town. Stately, comfortable, convenient and charming describe this wonderful three story home designed by Mark Asher, architect and masterfully built by Matt Pappas of Brandywine Developers. The wonderful curb appeal draws you into an inviting entrance foyer which leads to two bedrooms, each with private, ensuite bath and direct access to a large, covered porch. A cozy family room with custom built ins and full size fridge has

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

**Asking Price** \$4,795,000  
**Address** 56 E 18th Street  
**Bedrooms** 5  
**Full Baths** 3  
**Lavs** 2  
**Approx Year Built** 1998  
**Lot Size** 50' x 110'

**Remarks** This is an exceptional opportunity to own one of the island's best Beach block locations. Ideally situated four houses to an outstanding beach and a few blocks from recreation, boardwalk and Avalon's vibrant shopping, dining and nightlife, this location offers fun activities for those of all ages! The expansive three floor design is tastefully furnished and ready for your immediate enjoyment and or rental / investment. Special features include Large first floor family / game room, open great room with cathedral ceilings, fireplace flowing to open decks with beautiful

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

**Asking Price** \$7,775,000  
**Address** 65 E 24th Street  
**Bedrooms** 6  
**Full Baths** 6  
**Lavs** 2  
**Approx Year Built** 2024  
**Lot Size** 50x110

**Remarks** ONLY 3RD FROM THE BEACH...TREAT YOURSELF to this amazing opportunity to own a gorgeous new home offering the mesmerizing sight & sound of the ocean from both the front & rear of the house! And...with a Fall Completion Date, there's still time for you to make personal selections to customize the home to your liking! Highlights include: 6 Bedrooms (5 with their own private bathroom), 6 Full Bathrooms, 2 Powder Rooms, a spacious Family Room overlooking the sparkling heated pool, huge decks on the front & rear of the home, a 4-stop elevator,

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

**Asking Price** \$6,299,000  
**Address** 43 E 26th Street  
**Bedrooms** 6  
**Full Baths** 6  
**Lavs** 1  
**Approx Year Built** 2019  
**Lot Size** 50'x110'

**Remarks** Indulge in the beach-block lifestyle at 43 26th E, Avalon, NJ! This exquisite property offers a seamless fusion of coastal allure and modern opulence, creating an idyllic haven for those seeking the quintessential shore experience. Positioned just moments from the sun-kissed shores, with only 4 houses standing between you and the pristine beach, and a short 2.5-block stroll to the vibrant heart of Avalon's town center, this home embodies the perfect blend of tranquil coastal living and easy access to the area's finest dining, shopping, and entertainment hotspots. Boasting

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**Asking Price** \$5,995,000  
**Address** 197 63rd Street  
**Bedrooms** 5  
**Full Baths** 4  
**Lavs** 2  
**Approx Year Built** 2004  
**Lot Size** 65x110

**Remarks** Nestled on a generous corner lot measuring 65FT X 110FT, this custom-built residence is only 4 houses away from the beach path in the highly desired South end of Avalon. Constructed by DL Miner and crafted with precision by OSK Architects, the house spans 4,853 Sq. Ft., accommodating 5 bedrooms, 4 full bathrooms, and 2 half-baths. With a limited 8 homes on the entire block, underground utilities, and a low dune line, this property boasts panoramic ocean views from its 2nd and 3rd floors, further complimented by 4 of the 6 spacious decks. The

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

**Asking Price** \$5,699,000  
**Address** 165 69th Street  
**Bedrooms** 5  
**Full Baths** 4  
**Lavs** 0  
**Approx Year Built** 1993  
**Lot Size** 60' x 110'

**Remarks** The spectacular ocean views most of us only dream about will be yours at this wonderful 5-bedroom, 4 bath home just steps from the sand in Avalon's highly coveted south end. The house is on a large 60' x 110' lot, just three homes from the beach. Step through the front doors into a large soaring foyer, ditch the flip flops, and relax on the lower deck or in the large downstairs family room with wet bar. The first-floor features two full baths, three bedrooms (one with ensuite bath) and a large laundry room with access to the full-sized attached garage and

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**Asking Price** \$5,995,000  
**Address** 153 76th Street  
**Bedrooms** 5  
**Full Baths** 5  
**Lavs** 1  
**Approx Year Built**  
**Lot Size** 60' x 110'

**Remarks** Nestled in a quiet beach block, just two homes removed from a wide, protected beach, sits this recently renovated three story home offering wide spanning views of the ocean. The expansive home has five large bedrooms, five and one half bathrooms, an elevator, a massive first floor entertaining space, and a dramatic second floor vaulted entertaining space. The home has been meticulously maintained by the current owner and has never been a rental since it was initially built in 2001. A masonry first floor deck greets your guests as they arrive, spilling into the

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**Asking Price** \$6,995,000  
**Address** 135 77th Street  
**Bedrooms** 6  
**Full Baths** 5  
**Lavs** 1  
**Approx Year Built** 2000  
**Lot Size** 60 x 110

**Remarks** Located 2nd from the Beach in the South End of Avalon, this magnificent 6 bedroom, 5 1/2 bath, 4,300 sq. ft. home is uniquely situated closer to the Beach than the other homes located 2nd from the beach in the south end of Avalon because of the location of the Dune Line which results in fabulous views from the rear of the property which because of the Dune Line Restriction has remained unobstructed and will almost certainly remain unobstructed due to the ownership of all lands East of the Dune Line being owned by the Borough. Other features

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**Asking Price** \$6,250,000  
**Address** 140 77th Street  
**Bedrooms** 5  
**Full Baths** 4  
**Lavs** 1  
**Approx Year Built** 1998  
**Lot Size** 60 x 110

**Remarks** South Avalon—3rd home from beach. Fantastic views of Ocean, Beach and Dunes. Enjoy seashore living in this attractive, well-maintained, beautiful, 3,887 sq. ft., 5 bedroom, 4 1/2 bath, 3 story home. Other features include: First floor open relaxation area off entrance foyer with light hardwood flooring, first floor family room with wet bar and tile flooring. Spacious second floor open floor plan with large kitchen area, breakfast nook, and access to family room and front deck. Master bedroom suite entire third floor with private deck, bathroom, and 2 walk

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

**Asking Price** \$24,999,000  
**Address** 5499 Dune Drive  
**Bedrooms** 6  
**Full Baths** 7  
**Lavs** 1  
**Approx Year Built**  
**Lot Size** 140X205

**Remarks** EXCEPTIONAL ELEVATION, PEERLESS PRIVACY - Take advantage of this once-in-a-lifetime opportunity to watch the sun rise over the Atlantic and set on Great Sound from the privacy of your seashore retreat. Located on a massive 27,702 sq. ft. lot in the exclusive High Dunes section of Avalon, this stunning 7,240-sq. ft. Malibu-style home commands perhaps the island's highest elevation, and offers unobstructed 360-degree views from its wrap-around 3rd-floor deck as well as complete privacy in an unspoiled maritime forest setting.