

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

Asking Price \$599,900
Address 7929 Dune Drive
Unit 212
Bedrooms 1
Full Baths 1
Lavs 0
Approx Living Sq. Ft.
Approx Year Built 1983

Remarks Prime Island Location – Steps from the Beach! Just one block from the beautiful Avalon and Stone Harbor beaches, this impeccably maintained condo offers the best of coastal living. Ideally located near the Windrift and Icona resorts and just steps from beaches and recreation facilities, you'll enjoy both relaxation and convenience. Superb dining options are all close by. This fully furnished 2nd floor unit features a recently renovated bathroom, a well-equipped kitchen, and tasteful furnishings—making it truly move-in ready. Owners enjoy access to outstanding amenities, including a sparkling pool,

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

Asking Price \$849,000
Address 177 80th Street
Unit 200
Bedrooms 2
Full Baths 1
Lavs 0
Approx Living Sq. Ft. 667
Approx Year Built 1966

Remarks Beachblock Condominium - Welcome to Unit 200 at The Merrimack – a rare opportunity in one of Avalon's most sought-after beachblock locations! This 2nd-floor, 2-bedroom, 1-bath condo offers privacy, convenience, and fantastic rental potential. Enjoy views of the ocean and nearby ballfields, along with easy access to Avalon's wide beach, top restaurants, and recreation facilities. The entire complex underwent a major renovation in 2019, while still maintaining its classic coastal charm (originally built in 1966). This turn-key unit is being sold fully furnished and is open year-round. The association is well

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

Asking Price \$849,000
Address 177 80th Street
Unit 105
Bedrooms 2
Full Baths 1
Lavs 0
Approx Living Sq. Ft. 504
Approx Year Built 2019

Remarks Beach block first floor condo located in the popular Merrimack building. Prime Avalon NJ location convenient to wonderful restaurants, recreation facilities, and of course a wide beach! Unit 105 offers easy access to the on-site heated saltwater pool. Outdoor amenities include lounge chairs around the pool and a BBQ area. The interior is all NEW! The custom kitchen features a sleek cooktop, a combo convection microwave oven, and full size refrigerator (Zline brand). Durable compressed wood flooring and attractive shiplap ceilings throughout. There is an out cove with built-in twin-size bunks. The stack washer

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

Asking Price \$3,595,000
Address 283 6th Street
Bedrooms 4
Full Baths 2
Lavs 1
Approx Year Built 1998
Lot Size 52X120 ir

Remarks OCEAN FRONT! And NOW with a Building Permit from the State of NJ, which includes a 16' X 24' POOL! This remarkable location offers the only opportunity of its kind and is unrivaled anywhere in nearby coastal towns, let alone in Avalon/Stone Harbor! The distinctive nature of this property stems from the location ON the oceanfront, while being secluded in a private residential setting with no traffic, and with uniquely close proximity to ever-changing, mesmerizing scenery! The breadth of view is simply staggering – beginning with a gorgeous sunrise each morning,

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Asking Price \$4,795,000
Address 6229 Dune Drive
Bedrooms 4
Full Baths 2
Lavs 2
Approx Year Built 1987
Lot Size 65x110

Remarks Situated just 3 homes removed from the beach path on one of Avalon's most sought-after beach blocks, this property offers a prime opportunity for redevelopment. With the rising demand for new construction on the island, this 65 Ft. X 110 Ft. lot stands out as one of the few remaining oversized parcels on the Southeast corner of 62nd Street. The lot's generous dimensions allow for up to 5,0005 Sq. Ft. of conditioned living space, offering 385 more square feet than most beach block parcels, making it ideal for those looking to build a large, custom dream

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

Asking Price \$4,799,000
Address 177 74th Street
Bedrooms 4
Full Baths 2
Lavs 2
Approx Year Built 1968
Lot Size 60 x 110

Remarks Contemporary two-story home in the beautiful, quiet, south-end of Avalon. Upside down style home with 4 bedrooms, 2 full baths and 2 half baths. (One of the first floor bedrooms is currently used as a den with a half bath.) The first floor features a tiled foyer, 3 bedrooms, 1 full bath, 1 half bath, laundry room and direct access to the attached garage. The second floor features soaring cathedral ceilings, large great room with wood burning fireplace, dining area, kitchen, primary bedroom and large primary bath with a large jacuzzi and tiled shower as well

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

Asking Price \$5,295,000
Address 53 E 25th Street
Bedrooms 5
Full Baths 3
Lavs 1
Approx Year Built 1990
Lot Size 50 x 110

Remarks Location! Location! Location! Hear Ocean Roar and feel cooler breezes! This 5 bedroom, 3 1/2 Bath Three Story Home is located 3rd from the Beach with spectacular views of the Beach, Ocean, Dolphins, Sunsets from the second and third floor decks, situated on a 50 x 110 lot with parking for 6 cars, and sheltered from Northeast winds. Enjoy walking & relaxing on the Boardwalk which is only steps away and walking to the center of the Business District for Shopping, Restaurants or Just Family Time Together. This property offers several options which

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

Asking Price \$7,995,000
Address 182 65th Street
Bedrooms 5
Full Baths 5
Lavs 2
Approx Year Built 2013
Lot Size 60'x110'

Remarks Welcome to 182 65th Street, a stunning summer haven located only 2 homes from Avalon's premier south end 65th St. beach. Completed in 2013, the home was expertly crafted by architect Paul Kiss of OSK Architects, meticulously built and continuously updated by Brandywine Builders, and professionally decorated by Joyce Pearl of Interior Concepts Design of MD. The high -quality design features and bespoke materials reflect superior craftsmanship in every detail. The decor captures a tranquil island-inspired vibe intertwined with refined finishes, all in

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

Asking Price \$8,795,000
Address 160 73rd Street
Bedrooms 6
Full Baths 4
Lavs 1
Approx Year Built 1994
Lot Size 80X110

Remarks Ideally located in one of the most desirable areas and streets in Avalon. This property has it all for many reasons. Just a few short steps to one of Avalon's easy access uncrowded beaches. Stunning ocean views with a wraparound deck for dining outdoors. A Huge spacious 80 x110 ft lot with ample sun exposure. This prime location has convenient easy access to Avalon and Stone Harbor's boutique shops and highly awarded restaurants. Being located on the desired south side of the street it offers maximum sun exposure within the huge, heated

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Asking Price \$8,799,000
Address 73 E 25th Street
Bedrooms 6
Full Baths 4
Lavs 3
Approx Year Built 2007
Lot Size 50X100

Remarks Experience the pinnacle of coastal living with this rare oceanfront offering in Avalon, New Jersey's most exclusive beach town. One of only three true oceanfront homes available on all of Seven Mile Island, this extraordinary 6 bedroom residence captures sweeping, unobstructed views of the Atlantic Ocean from nearly every room. Ideally located just two blocks from the heart of town, you will enjoy easy access to Avalon's finest shops, dining, and entertainment while maintaining privacy and serenity at the shore. Designed by Asher Architects, the home was meticulously

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

MLS # 250146
Status ACTIVE
Address 150 64th Street
Ask Price \$9,250,000
Lot Size 60 x 110 +

Remarks One-of-a-kind opportunity to purchase an Oceanfront property in the South End of Avalon which is situated closer to the Ocean than other adjacent oceanfront properties. This location gives spectacular, unobstructed views of the Ocean, Beach, and Dunes from all 3 sides of the property. These views will be enhanced greatly when a new 3 story oceanfront home is constructed on this site. This property is being sold as an Oceanfront Lot (demolition of existing home will be Buyer's responsibility) located in the South end of Avalon which offers an excellent opportunity to build a new 3 story

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

Asking Price \$12,500,000
Address 74 38th Street
Bedrooms 6
Full Baths 5
Lavs 1
Approx Year Built 2009
Lot Size 50' x 110'

Remarks Oceanfront Living at Its Finest! Perfectly positioned behind 110 feet of natural dune protection, this exceptional beachfront home in Avalon blends timeless coastal architecture with modern luxury. Inspired by the classic elegance of the Hamptons, this shingled retreat offers unmatched 180-degree ocean views and a lifestyle defined by tranquility, style, and seamless indoor -outdoor living. Designed by acclaimed architect Peter Zimmerman, the home was thoughtfully crafted to harmonize with its surroundings—capturing the movement of the dunes,

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

Asking Price	\$12,795,000
Address	83 E 25th Street
Bedrooms	6
Full Baths	5
Lavs	1
Approx Year Built	2025
Lot Size	60X90

Remarks Presenting 83 East 25th Street, a visionary beachfront estate of architectural distinction. An extraordinary offering on a coveted oceanfront parcel, this home redefines coastal luxury. This newly constructed estate is a collaborative triumph by renowned Asher Slaunwhite Architects and esteemed Winfield Developers, spearheaded by DANDRA Developers. Fully furnished with bespoke selections by Outside Interiors, this residence embodies modern coastal sophistication—seamlessly uniting contemporary design with cutting-edge technology to set a new benchmark for oceanfront luxury living. This 3,700+ square foot residence spans three impeccably crafted levels. With six bedrooms, five full bathrooms, one powder room, and uninterrupted panoramic views of the Atlantic, this home represents a rare opportunity to own a true architectural icon in the heart of Avalon. Step inside to a soaring, light-filled foyer where floor-to-ceiling glass

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

Asking Price	\$26,500,000
Address	5499 Dune Drive
Bedrooms	6
Full Baths	7
Lavs	3
Approx Year Built	2025
Lot Size	28000

Remarks Elite High Dunes Estate – Avalon's Pinnacle of Luxury. A One-of-a-Kind Oceanfront Masterpiece Offering Unrivaled Elevation, Views & Privacy Perched at the highest natural elevation in Avalon, NJ, this extraordinary 7,240 sq. ft. estate is the crown jewel of the prestigious High Dunes section. Designed by renowned architect Mark Asher and crafted by JG Popper Custom Builders, this residence is the only home on the island where you can witness both sunrise and sunset without ever leaving your home. Elevated 30 feet above all surrounding