

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

Asking Price \$2,495,000
Address 251 110th Street
Bedrooms 4
Full Baths 3
Lavs 0
Approx Year Built 2023
Lot Size 45 x 50.5

Remarks Brand new Stone Harbor seashore cottage ready for spring of 2023! This single family new home offering four bedrooms, 3 bath custom marble bathrooms, many added beautiful details that include wainscoting, shiplap wall and ceiling features and hardwood floors throughout. You'll enjoy high end custom cabinetry in a kitchen with top of the line stainless steel appliances, and center island, adjacent dining area and generous living area with volume ceilings will complete the second floor great room. Maintenance free exterior, Hardi-Plank siding,

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Asking Price \$2,995,000
Address 488 21st Street
Bedrooms 5
Full Baths 5
Lavs 2
Approx Year Built 2022
Lot Size 4000

Remarks New Home Currently under construction located near the heart of Avalon, close to all the great restaurants and shops Avalon's business district has to offer. This beautiful home will offer 5 bedrooms, 5 full bathrooms, 2 half bathrooms, and an amazing second floor great room with vaulted ceilings and plenty of living space. The well designed floor plan consists of a huge storage area on the ground level finished with poured concrete and an attached cabana right off of the inground Gunite pool, all specially designed for entertaining. The first floor has a large

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Asking Price \$3,995,000
Address 1539 Dune Drive
Bedrooms 6
Full Baths 5
Lavs 1
Approx Year Built 2022
Lot Size 50' x 110'

Remarks BRAND NEW UPSIDE DOWN HOME THREE BLOCKS TO BEACH AND A SHORT WALK TO TOWN. Unique floorplan allows 6 bedrooms, 5.5 baths and pool. First floor has 2 bedrooms, each with en-suite bath; 2 bedrooms accessing a hall bath; laundry room and a family room with wet bar overlooking and in-ground, heated swimming pool. Two west bedrooms access an expansive , first floor covered deck. Second floor has a fabulous, vaulted great room with fireplace, large dining area with window seat and a wonderful kitchen with center island, large pantry, stone

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Asking Price \$4,495,000
Address 171 24th Street
Bedrooms 6
Full Baths 6
Lavs 2
Approx Year Built 2023
Lot Size 50'x110'

Remarks Introducing another spectacular Dunn Masterpiece designed for upscale carefree seashore living! This custom 3-story home has a spacious layout that affords 6 large bedrooms, each with en-suite baths as well as 2 powder rooms. The first floor offers 2 bedrooms with en-suite baths, a laundry room, a powder room and a large family room leading to the rear outdoor entertainment area. Step outside and enjoy the wonderful outdoor amenities that include an expansive rear -covered porch with a gas fireplace, a beautiful sparkling heated

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Asking Price \$4,795,000
Address 1739 Dune Drive
Bedrooms 6
Full Baths 6
Lavs 1
Approx Year Built 2023
Lot Size 50' x 110'

Remarks NEW CONSTRUCTION for 2023! Plan now cause Time flies by, on spending your Summer in this custom built home. Only 3 blocks to the beach., This 6 bedroom- 6.5 bath home will be equipped with custom features you have come to know, including a 3-stop elevator. Home will offer plenty of space for entertaining especially with the custom built inground pool. The first floor includes 2 bedrooms, one ensuite, full hallway bathroom, and a family room with granite countered wet bar. A full size laundry room with granite counters. Spacious garage to store all your

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Asking Price \$5,295,000
Address 203 75th Street
Bedrooms 6
Full Baths 5
Lavs 2
Approx Year Built 2022
Lot Size 60 X 100

Remarks Ideally situated on a corner lot just one block from a fantastic beach, enjoy the ocean view from this beautiful & distinctive home, which offers First Class touches throughout and a thoughtful, inviting floor plan! Creatively designed by Blane Steinman Architects, this is another First-Class home by Ryan Development Group. This site faces the ocean & since the beach block utility lines are buried on this street, you can enjoy a great ocean view from the Living Room and the 3rd floor Master Suite! Highlights include: high ceilings throughout, a towering

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Asking Price \$5,295,000
Address 10017 Corinthian Drive
Bedrooms 7
Full Baths 6
Lavs 1
Approx Year Built 2021
Lot Size 90' X 90'

Remarks Another exceptional new property is brought to market. Set in one of the most sought after and secluded neighborhoods and yet close to downtown Stone Harbor this new construction "Resort Home" offers the finest of finishes and amenities in a truly grand fashion. From the oversized 18' x 36' pool and the adjacent wood burning fireplace pavilion to the exquisitely designed custom kitchen with Sub-Zero & Wolf Appliances this property has everything to satisfy the most discerning buyer. Enjoy bay views of Stone Harbor Basin while relaxing on one of

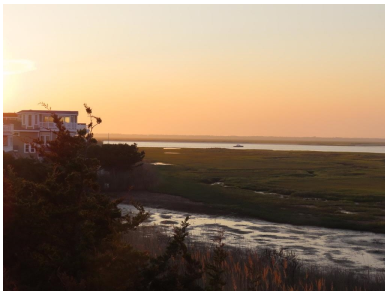
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Asking Price \$5,995,000
Address 45 W 32nd Street
Bedrooms 5
Full Baths 5
Lavs 2
Approx Year Built 2022
Lot Size 50' x 110'

Remarks Brand new luxury beach house ready for your summer enjoyment. Centrally located just a short walk to everything Avalon has to offer, this a special opportunity to own a five bedroom, five full bath, two powder room beach block masterpiece. You and your family will have plenty of room to stretch out among the 3,700 sq. ft. of living space – meticulously designed – on all three levels (w/ 4-stop elevator). Enjoy the convenience of a low-maintenance exterior fitted w/ Malbec Cedar shingles complete w/ a 20-year warranty along w/ 400

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Asking Price \$6,500,000
Address 481 7th Street
Bedrooms 6
Full Baths 6
Lavs 2
Approx Year Built 2022
Lot Size 50x110

Remarks Stunning 180 degree views of where the Ocean meets the Bay and Avalon meets Sea Isle City. This Blane Steinman designed, Glenn Lolli built home is truly one of kind. Watch amazing sunrises and stunning sunsets as boats sail by, go through Townsends Inlet and up & down the Intra Coastal Waterway! This new construction will feature a 3,400 (approx.) sq.ft., 3 story home with an elevator; a swimming pool, cabana, a 2 car garage, an additional 2 car parking pad, a large enclosed storage area, 2 washer/2 dryers, 2 extra refrigerator drawers,

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Asking Price \$6,795,000
Address 412 42nd Street
Bedrooms 6
Full Baths 6
Lavs 2
Approx Year Built
Lot Size 60x160

Remarks Brand new bay Avalon front offering. This expansive design allows for open water views, 6 bedrooms, 6 full bathrooms and 2 powder rooms in the most prestigious bay front neighborhood in Avalon. No expense will be spared with finishes throughout this luxurious bay front home. The exterior will feature of a mixture of cedar shakes, board and batten, cedar shake roof, plus Ipe decking with cable rail. A gorgeous pool and pool deck with freestanding fireplace will overlook the water. Open water views will greet you as soon as you open the front door. You will find a

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Asking Price \$6,995,000
Address 4029 Dune Drive
Bedrooms 7
Full Baths 7
Lavs 2
Approx Year Built 2022
Lot Size 100'x110'

Remarks New Construction with 7 Bedrooms 7 Full Bathrooms 2 Half Bathrooms (5,394 sqft) Your standards for luxury living will truly be redefined thanks to this brand new seven-bedroom mansion nestled upon one of Avalon's most desirable blocks. Constructed with pride by a team of skilled architects and builders, 4029 Dune Drive is sure to become the beach home of your dreams. Located on a huge, rare-to-find lot with an expansive backyard retreat and designer amenities, this custom-built residence offers grand entertaining and living spaces. The

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Asking Price \$6,995,000
Address 89 E 27th Street
Bedrooms 5
Full Baths 5
Lavs 1
Approx Year Built 2021
Lot Size 58 x 87

Remarks Beautiful New Oceanfront Home completed for occupancy April 1, 2022, having 3,473 square feet on this excellent location with unobstructed and spectacular views of the Dunes, Beach and Ocean with 5 bedrooms, 5 full bathrooms and 1 half bath, 4-stop elevator, Oceanfront decks on all 3 levels. First Floor: Foyer, Oceanfront bedroom with private bathroom and access to oceanfront deck, Bedroom with private bathroom, Laundry Room, Bedroom, Full bathroom off hallway, Oceanfront Family Room with access to oceanfront deck. Second Floor: Oceanfront Living

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Asking Price \$7,495,000
Address 162 76th Street
Bedrooms 5
Full Baths 5
Lavs 2
Approx Year Built 2022
Lot Size 60' x 110'

Remarks BRAND NEW JUST COMPLETED STUNNING BEACH BLOCK HOME WITH FABULOUS OCEAN VIEWS READY FOR YOUR IMMEDIATE ENJOYMENT. Mark Asher designed and DL Miner Construction custom built this absolutely gorgeous 4th from the beach, three story upside down home situated on the south side of a beautiful block with underground utilities. The contemporary design elements allow an easy flow from a comfortable and sophisticated interior out to oversized decks, covered porches and a wonderful rear yard with the warmth of ipe decking, pool,

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Asking Price \$13,900,000
Address 8808 First Avenue
Bedrooms 5
Full Baths 4
Lavs 2
Approx Year Built 20222
Lot Size 50x185

Remarks 8808 First Avenue is the premier oceanfront beach home in all of Stone Harbor. This brand new 5-bedroom, 4.2-bathroom, 4311 square foot home is situated on a unique 185 foot deep lot nestled along 88th Street Beach. The home was beautifully designed by Asher Slaunwhite Architects, crafted with quality by Winfield Developers, and decorated with the utmost attention to detail by Outside Interiors. The curbside appeal of the sophisticated exterior with traditional gabled ends mixing with modern steel accents will draw you immediately inside to see