

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

**Asking Price** \$4,595,000  
**Address** 283 85th Street  
**Bedrooms** 5  
**Full Baths** 4  
**Lavs** 1  
**Approx Year Built** 2025  
**Lot Size** 50'x110'

**Remarks** Welcome to 283 85th Street in Stone Harbor New Jersey. This BRAND NEW home was just completed by Thomas Welsh Builders and designed by Blane Steinman Architects. This southern exposed property offers even longer sun soaked days by the pool and features 5 bedrooms, 4.5 bathrooms, 2 spacious family rooms, white oak flooring, 4 large mahogany decks, a pool, cabana, 3 car driveway clad in techo-bloc pavers and a concrete slab foundation with more storage space than you could ever need. This special site is ideally situated within close

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

**Asking Price** \$5,595,000  
**Address** 242 83rd Street  
**Bedrooms** 6  
**Full Baths** 6  
**Lavs** 2  
**Approx Year Built** 2025  
**Lot Size** 62.5 x 110

**Remarks** Welcome to 242 83rd Street, a stunning new construction home, offering an unparalleled blend of luxury and design in the heart of Stone Harbor, NJ. This expansive estate, sitting on an oversized 62.5x110' lot, boasts 3,500 square feet of living space—25% larger than typical homes in the area. With six spacious bedrooms, six full baths, and two powder rooms, this home is designed for ultimate comfort and style. Designed with one-of-a-kind architecture by the Hyland Group and interior design and high-end furnishings by Proximity Interiors, this

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

**Asking Price** \$5,895,000  
**Address** 274 106th Street  
**Bedrooms** 6  
**Full Baths** 4  
**Lavs** 2  
**Approx Year Built** 2024  
**Lot Size** 58.6 x 110

**Remarks** Nestled in the heart of Stone Harbor, 274 106th Street is a newly constructed residence designed by the renowned OSK Design Partners, offering the ultimate in coastal sophistication and luxury. This six-bedroom, six-bathroom sanctuary features sweeping views of Carnival Bay, where the sun sets in breathtaking fashion. Perfectly positioned for those seeking the finest in shore living, the home is located just ten blocks from 96th Street, offering both proximity to restaurants and shops and privacy. Set on a coveted corner lot with an abundance of

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

**Asking Price** \$6,745,000  
**Address** 8601 Pennsylvania Avenue  
**Bedrooms** 6  
**Full Baths** 6  
**Lavs** 2  
**Approx Year Built** 2024  
**Lot Size** 55' x 110'

**Remarks** Fabulous corner location on coveted Pennsylvania Avenue, With expansive views down 86th Street to the ocean and some of the best beaches in the area this home is also situated close to the vibrant downtown Stone Harbor business district. With 6 full bedrooms, 6 full ensuite baths and 2 half baths, this home will also feature natural stone and porcelain tiling, Thibault wall coverings, custom woodworking and trim, plantation shutters and motorized blinds. Vaulted ceilings and oversized windows in the living, dining and kitchen areas on the second floor will allow

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

**Asking Price** \$7,195,000  
**Address** 136 107th Street  
**Bedrooms** 7  
**Full Baths** 7  
**Lavs** 1  
**Approx Year Built** 2023  
**Lot Size** 65 x 110

**Remarks** Special Financing Available through our Trusted Mortgage Partner: rate as low as 4.325% \*rate subject to change based on current market conditions. Unlock the potential of this prime property, perfect for a 1031 tax-deferred exchange, with an impressive rental income opportunity of \$350,000 Welcome to your perfect vision of grandeur and sophistication, your new custom home in the exclusive south end of Stone Harbor, featuring exceptional elements where luxury meets seashore charm. This exquisite residence, with a spacious floor plan, not

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

**Asking Price** \$7,200,000  
**Address** 207 120th  
**Bedrooms** 6  
**Full Baths** 5  
**Lavs** 2  
**Approx Year Built** 2024  
**Lot Size** 60X110

**Remarks** Experience the pinnacle of coastal luxury with this extraordinary 6-bedroom, 5.2-bathroom estate, perfectly positioned in the exclusive South End of Stone Harbor. This newly constructed residence redefines beachfront elegance, combining sophisticated design with the ultimate in private, tranquil living. Upon entering, you are greeted by four spacious, exquisitely designed bedrooms on the first floor, including two with private ensuite baths. Moving through the home, the expansive entertainment room seamlessly flows into your private outdoor

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

**Asking Price** \$7,817,000  
**Address** 155 112th Street  
**Bedrooms** 6  
**Full Baths** 6  
**Lavs** 2  
**Approx Year Built** 2024  
**Lot Size** 63x110

**Remarks** Special Financing Available through our Trusted Mortgage Partner: rate as low as 4.325% \*rate subject to change based on current market conditions. Presenting a rare opportunity to own an extraordinary home on the highly sought after 112th Street Beach Block in Stone Harbor. Designed by the renowned Harbaugh Custom Homes, this exceptional property offers the ultimate in luxury coastal living. Set on a 63 x 110-foot lot, this custom upside down home features 3,447 square feet of interior living space, complemented by over 2,000 square feet of

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

**Asking Price** \$7,939,000  
**Address** 145 112th Street  
**Bedrooms** 6  
**Full Baths** 6  
**Lavs** 2  
**Approx Year Built** 2024  
**Lot Size** 63 x 110

**Remarks** Special Financing Available through our Trusted Mortgage Partner: rate as low as 4.325% \*rate subject to change based on current market conditions. Introducing an extraordinary home on the highly coveted 112th Street Beach Block in Stone Harbor. Crafted by the renowned Harbaugh Custom Homes, this luxurious coastal oasis offers an unparalleled lifestyle. Set on a 63' x 110' lot at one of Stone Harbor's highest elevations, this upside down home spans 3,460 square feet of interior living space, complemented by over 2,000 square feet of outdoor

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

**Asking Price** \$7,945,000  
**Address** 8331 First Avenue  
**Bedrooms** 6  
**Full Baths** 6  
**Lavs** 2  
**Approx Year Built** 2025  
**Lot Size** 55x110

**Remarks** Charles Street Developers, LLC brings yet another masterpiece to market for Summer 2025. Enjoy sweeping view of the Atlantic Ocean from both the First and Second floors at this magnificent corner location just steps from the beach at 84th Street and First Avenue!! With an upside down floor plan that accentuates the expansive 180 degree view corridor, this home has it all. Six bedrooms, including one double bunk room, will feature natural stone and porcelain tiled ensuite baths, Thibault wall coverings, custom woodworking and trim, plantation shutters and

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

**Asking Price** \$9,985,000  
**Address** 160 112th Street  
**Bedrooms** 6  
**Full Baths** 6  
**Lavs** 2  
**Approx Year Built** 2025  
**Lot Size** 67' x 110'

**Remarks** Stunning BEACH BLOCK home on an oversized 67' X 110' lot with expansive, white water ocean views. ACHRISTAVEST DEVELOPERS, in collaboration with OSK Design Partners, have created a true masterpiece that has the views and feel of an oceanfront home. This comfortably elegant home measures 3 ,614 square feet with an easy flow to 3,155 square feet of entertaining decks, with all covered decks offering automated screens and shutters - allowing for easy storage of the beautiful outdoor furniture that is included in the sale. The exceptional

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

**Asking Price** \$11,995,000  
**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