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



Asking Price	$8,495,000
Address	283 6th Street
Bedrooms	6
Full Baths	6
Lavs	2
Approx Year Built	2027
Lot Size	52x120irr

Remarks Welcome to one of the most extraordinary locations on Seven Mile Island. JCM Development Proudly Presents - 283 6th Street , Avalon, NJ—an exceptional 6 bedroom 8 bath new construction residence that perfectly blends timeless coastal architecture with uncompromising luxury. Positioned in a truly irreplaceable setting, this spectacular home will offer unobstructed ocean views stretching as far as the eye can see that delivers breathtaking sunrises that will become part of your everyday lifestyle. Designed with both elegance and functionality in mind,

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Asking Price	$6,499,000
Address	93 E 11th Street
Bedrooms	5
Full Baths	4
Lavs	1
Approx Year Built	1993
Lot Size	50x110

Remarks Perfectly positioned second back from the beach, this extraordinary upside-down style home captures sweeping ocean views from nearly every angle. Meticulously renovated inside and out, the residence showcases exceptional craftsmanship, thoughtful design, and timeless coastal elegance. A welcoming entrance sets the tone for the beautifully furnished and professionally decorated interiors, where windows have been uniquely positioned to maximize breathtaking ocean vistas throughout the home. Offering 5 spacious bedrooms and 4.5

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Asking Price	$5,750,000
Address	25 E 18th Street
Bedrooms	5
Full Baths	4
Lavs	1
Approx Year Built	1999
Lot Size	50' x 110'

Remarks This substantially reimagined and expertly renovated home sits 6 homes removed from the beach on one of the most sought-after beach blocks in Avalon. 18th Street is heralded both for its proximity to the center of Avalon's thriving entertainment area and also for a low dune topography, which allows for sweeping ocean views from the second, third, and grandfathered fourth story decks of this home. The exterior architecture blends Hardie shingle siding, board-and-batten detailing, and stacked stone to create a timeless coastal aesthetic. A sandblasted

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Asking Price	$6,499,000
Address	92 E 23rd Street
Bedrooms	5
Full Baths	3
Lavs	0
Approx Year Built	1974
Lot Size	52' x 97'

Remarks This premier corner beachfront property offers sweeping beach and white-water ocean views. The uniquely low dune topography behind the 23rd Street section of the boardwalk allows for some of the finest oceanfront sightlines in Avalon—an increasingly rare feature as dune elevations continue to rise. Centrally located just two cross streets from the heart of town, this property provides effortless access to Avalon's entertainment, restaurants, shopping, and nightlife. The existing home, designed by OSK Architects, features an upside-down

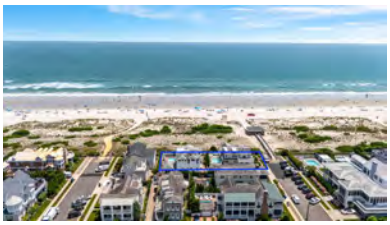
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Asking Price	$9,999,999
Address	162 76th Street
Bedrooms	5
Full Baths	5
Lavs	2
Approx Year Built	2022
Lot Size	60'x110'

Remarks An extraordinary beach block retreat with breathtaking ocean views, this custom build and designed luxury home offers the perfect blend of sophistication, comfort, and effortless coastal living. Ideally positioned just fourth from the beach on the desirable south side of the street and NO utility lines/poles, this stunning three-story upside-down home was thoughtfully designed by highly sought-after architect Mark Asher and expertly built by DL Miner Construction, showcasing exceptional craftsmanship and timeless design throughout. The decor and

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Asking Price	$23,995,000
Address	2 88th Street
Bedrooms	9
Full Baths	8
Lavs	1
Approx Year Built	2001
Lot Size	75'x153'

Remarks This listing consists of two properties 2 88th Street and 4 88th Street together offering an exceptional 75' of street frontage and an astonishing 153' of ocean frontage — one of the largest oceanfront opportunities on the island, if not the largest. That would allow a 5,700+ sqft home. Located in a VE Zone, the properties allow for a higher first floor, creating the potential for impressive ocean views from both the first and second floors. Adding to the rarity, the oceanfront portion directly across the street is deed-restricted and does not allow a single-family home

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Asking Price	$15,495,000
Address	1 106th Street
Bedrooms	6
Full Baths	6
Lavs	1
Approx Year Built	1997
Lot Size	75 x 110

Remarks ** OPEN HOUSE ** Saturday July 18th 11am - 2pm ** COME SEA the OCEAN ** VIEWS - VIEWS - VIEWS ... Opportunities like this exceptional oceanfront home—with an oversized lot and views stretching from Atlantic City to the north to the Wildwood Ferris wheel to the south—don't come along often. This Stone Harbor Oceanfront home is truly one of the best you will find. Situated on the south side of 106th Street, this exceptional property is on a rare 75 x 110 sq ft lot. This home is now classified to be in the highly sought-after V zone. If rebuilt, the

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Asking Price	$5,500,000
Address	120 113th Street
Bedrooms	4
Full Baths	4
Lavs	2
Approx Year Built	2001
Lot Size	50' x 110'

Remarks BEACHBLOCK HOME. 4th house to the beach on the north side of 113th Street. Exquisitely cared for home with 4 bedrooms, 4 bathrooms, and 2 powder rooms. The second floor has been renovated with new kitchen including a large quartz island, and dining and living area with a gas fireplace. The primary bedroom is located on the 2nd floor with its own spacious bath, walk-in closet and private deck with wonderful ocean views. The 2nd floor also has a powder room as well as an enclosed porch off the living area overlooking the pool. The first floor has 3 roomy

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Asking Price	$8,700,000
Address	109 115th Street
Bedrooms	5
Full Baths	4
Lavs	1
Approx Year Built	1972
Lot Size	63 x 110

Remarks Stone Harbor south end beach block opportunity—just three houses from the beach in a truly rare, one-of-a-kind setting. With the oceanfront positioned directly behind it on 116th Street , this is the only home in this location to offer both wide-open, unobstructed ocean views from the front and rare, panoramic southern ocean views from the rear decks and second-floor living areas. A perspective unmatched in Stone Harbor. Offering five bedrooms and 4.5 baths, the first floor features an open -concept living, kitchen, and dining area, along with a private en

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Asking Price	$23,950,000
Address	5499 Dune Drive
Bedrooms	6
Full Baths	7
Lavs	3
Approx Year Built	2025
Lot Size	140'x205'

Remarks 5499 Dune Drive elevates coastal living through striking modern architecture. Set within Avalon's legendary High Dunes, one of only eleven properties occupying the island's highest natural elevation, the residence pairs bold contemporary design with one of the rarest settings on the eastern seaboard. Designed by acclaimed architect Mark Asher and meticulously crafted by JG Popper, the residence embraces a distinctly modernistic aesthetic, with clean lines, soaring expanses of glass, and a carefully curated palette of natural materials shaping spaces that