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



MLS #	262400
Status	ACTIVE
Address	470 Old Avalon Boulevard
Ask Price	$1,095,000
Lot Size	30 x 247

Remarks This PRIME BAYFRONT BUILDING SITE is ready for your custom new home, offering panoramic bay and wetland views as far as the eye can see! AND...Federal & State Permits are already in place for a new home, a new bulkhead, and a new pier leading to a new floating dock & boat lift! Begin each day with a beautiful sunrise over Townsends Inlet, then enjoy refreshing breezes and spectacular sunsets from this peaceful waterfront setting. And with only one home located across the street—and unobstructed views beyond it—the site also offers views from the streetside of the home, which is something

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MLS #	261493
Status	ACTIVE
Address	620 Avalon Boulevard
Ask Price	$1,495,000
Lot Size	75' x 60'

Remarks RARE AND EXCEPTIONAL BAYFRONT LOT WITH CAFRA APPROVALS. Sunrise, sunset, wetland and open water vistas from this vacant lot allowing your new home to be an estimated 4,000 square feet of living space. The adjacent lot to the west as well as the adjacent wetlands to the east are non-buildable allowing the site to feel very open and private. Site has existing sewer and water connections. Owner has a CAFRA Permit for the construction of a new home and a fabulous 571 foot access walkway to a fixed dock, floating dock and two very deep water boatslips. Whether you own a

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Asking Price	$3,495,000
Address	432 Old Avalon Blvd
Bedrooms	5
Full Baths	3
Lavs	1
Approx Year Built	2026
Lot Size	60 x 385

Remarks 432 Old Avalon Boulevard presents a rare opportunity for exceptional bayfront living. Situated on an oversized 60' x 385' lot, this newly constructed residence offers approximately 3,500 square feet of custom living space thoughtfully designed by Rockwell Coastal to capture sweeping, unobstructed bay views. Step inside to a sophisticated coastal interior featuring custom tile, board-and-batten millwork, warm oak accents, and soaring ceilings. An architectural archway opens to the light-filled living area, where oversized windows frame picturesque water views.

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Asking Price	$5,895,000
Address	9715 3rd Avenue
Bedrooms	5
Full Baths	4
Lavs	1
Approx Year Built	2015
Lot Size	6599.34 sq

Remarks Extraordinary Bayfront Luxury - Perfectly positioned along the serene waters of Shelter Haven Basin, this exceptional custom bayfront residence offers a rare opportunity to experience luxury waterfront living at its finest. Built in 2015 with impeccable craftsmanship and timeless coastal design, this five-bedroom, three-and-a-half-bath home encompasses approximately 3,000 square feet of beautifully curated living space just two blocks from Stone Harbor's pristine beaches, acclaimed dining, and boutique shopping. Bathed in natural light, the home's

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Asking Price	$9,850,000
Address	10521 Golden Gate Drive
Bedrooms	5
Full Baths	5
Lavs	1
Approx Year Built	2020
Lot Size	60' x 100'

Remarks Welcome to 10521 Golden Gate Drive, one of Stone Harbor's most prestigious waterfront addresses, graciously set on one of the most exclusive and desirable bayfront streets on the island. Designed by renowned architect Blane Steinman and expertly built by Rockwell Custom Homes, this exceptional five-bedroom, five-and-a-half-bath residence lives like new construction and offers breathtaking, unobstructed sunset views across the bay, direct deepwater access, and the effortless luxury of life on the water, while still being an easy walk to all that downtown Stone

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Asking Price	$10,999,000
Address	19 Sea Gull Drive
Bedrooms	5
Full Baths	4
Lavs	1
Approx Year Built	2012
Lot Size	9766

Remarks Set on one of the island's most coveted bayfront locations, this exceptional Brandywine-built and meticulously maintained home, thoughtfully designed by Asher, offers a rare blend of luxury, comfort, and timeless coastal elegance. Tucked away in a private cul-de-sac along the tranquil waters of Bluefish Harbor in Avalon's highly sought-after Fingers neighborhood, the property boasts expansive docking. Designed to accommodate multiple boats, or a combination of a boat and jet skis. An ideal setting for the avid waterfront lifestyle. A welcoming entry leads into a

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Asking Price	$16,995,000
Address	19 Heron Drive
Bedrooms	6
Full Baths	5
Lavs	2
Approx Year Built	2026
Lot Size	10,634

Remarks Another Winfield Developers Bayfront Masterpiece! Nestled along prestigious Heron Drive, one of Avalon's most exclusive waterfront streets, 19 Heron Drive is a hidden jewel offering breathtaking views of the lagoon and the bay. With architectural design by Asher Slaunwhite + Partners and interior decorator Ford Design Studio, this extraordinary custom residence showcases bespoke millwork, tailored finishes, custom lighting, vaulted ceilings, magnificent architectural shapes and curves, and carefully proportioned spaces designed for both elegant entertaining and relaxed coastal living. Perhaps most impressive is the property's rare 75 +/- feet of waterfront frontage. A brand -new bulkhead, two deep-water boat slips, dock access lighting,