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	$12,999,000
Address	25 100th Street
Bedrooms	4
Full Baths	4
Lavs	1
Approx Year Built	2016
Lot Size	58 X 110

Remarks 25 100th Street, Stone Harbor — Oceanfront Custom Masterpiece. This property was rebuit in 2016 Rarely does a home this rare come to market. Set directly on the sand with a coveted 58x110 beachfront lot, this custom-built residence blends serious engineering with true architectural artistry announced from the street by a striking copper-domed turret rising above the shingled roofline. A steel-and-girder frame and 100-year shingle roof anchor a home built to last generations, while dual tankless hot water systems keep it running efficiently

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Asking Price	$13,995,000
Address	158 69th Street
Bedrooms	6
Full Baths	5
Lavs	2
Approx Year Built	1991
Lot Size	75' x 110'

Remarks Rarely does an oversized oceanfront property become available in one of Seven Mile Island's most coveted neighborhoods. Ideally positioned on the south side of 69th Street, this extraordinary 8 ,250-square-foot site offers 110 feet of ocean frontage and a remarkable 75 feet of street frontage. The sparsely developed beach block provides an exceptionally private and serene setting , surrounded by beautiful homes, underground utilities, lush dune vegetation, and expansive ocean views. Held by the same family for more than 60 years, this legacy oceanfront property features

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Asking Price	$19,000,000
Address	2 111th Street
Bedrooms	4
Full Baths	4
Lavs	2
Approx Year Built	2026
Lot Size	57.3X100

Remarks A HEAVENLY SETTING ON THE STONE HARBOR OCEANFRONT. Positioned opposite one of Stone Harbor's most beloved and enduring landmarks—the Sisters of the Immaculate Heart of Mary seaside convent—this extraordinary newly completed oceanfront residence at 2-111th Street occupies a setting unlike virtually any other in Stone Harbor. For generations, the convent and the Sisters who summered here have held a special place in the hearts of countless island families. But there is another remarkable benefit to this historic neighbor: the convent sits

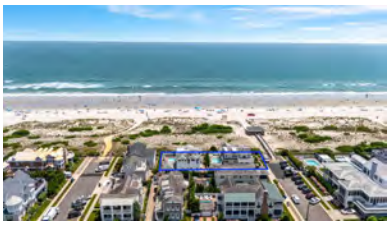
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Asking Price	$22,950,000
Address	5499 Dune Drive
Bedrooms	6
Full Baths	7
Lavs	3
Approx Year Built	2025
Lot Size	140'x205'

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

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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