

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

Asking Price \$2,995,000
Address 389 21st Street
Bedrooms 5
Full Baths 5
Lavs 2
Approx Year Built 2023
Lot Size 40' x 100'

Remarks This BRAND NEW, decorator furnished, 5 bedroom and 7 -bathroom home is situated near the heart of Avalon, just steps from all of the restaurants and shops in Avalon's business district. Boasting approximately 2,800 square feet, the three story homes offers massive street facing decks, multiple rear facing decks with bay views, an expansive rear yard entertaining area including a heated pool, off-street parking for the entire family, and more storage than you could ever use underneath the home. The maintenance free exterior features James Hardie

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

Asking Price \$3,199,000
Address 227 22nd Street
Bedrooms 5
Full Baths 5
Lavs 2
Approx Year Built 2023
Lot Size 40X110

Remarks BRAND NEW CONSTRUCTION, this gorgeous 5 bedroom, 7 bathroom single family home is located just steps away from the center of town, ready for this Summer season's enjoyment. The maintenance free exterior is finished off in Hardy Shake siding, with every window and doorframe trimmed out in Azek. A gorgeous stone veneer finishes off the foundation, with plenty of off-street parking. All railings are completed with a beautiful, maintenance-free faux mahogany cap. This home offers plenty of storage for your beach, bay and pool gear throughout the

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

Asking Price \$3,995,000
Address 395 95th Street
Bedrooms 5
Full Baths 5
Lavs 2
Approx Year Built 2023
Lot Size 50x110

Remarks Welcome to 395 95th Street, a stunning custom-built single -family home in the highly coveted Stone Harbor, NJ. This brand new property, built/developed by JCM Development, takes advantage of UNOBSTRUCTED BAYVIEWS. Boasting 5 bedrooms and 7 bathrooms, this meticulously designed home is perfect for families looking to enjoy the beauty of the Jersey Shore. Features include: Bluestone front deck, 5/8" top of the line engineered hardwood throughout, custom tile in the bathrooms, expansive trim package, high end appliances, impressive 10' 1st

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

Asking Price \$4,395,000
Address 1739 Dune Drive
Bedrooms 6
Full Baths 6
Lavs 1
Approx Year Built 2023
Lot Size 50' x 110'

Remarks BRAND NEW CONSTRUCTION - TURN KEY !! Home will be FURNISHED ON JUNE 15TH!! Plan on spending your Summer in this High-End custom-built home, By one of the most respected Builders on the Island, now 2 Generations. 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 when you are relaxing next to your custom built inground pool. The first floor includes 2 bedrooms, one ensuite ,

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

Asking Price \$4,495,000
Address 178 33rd Street
Bedrooms 6
Full Baths 6
Lavs 1
Approx Year Built 2023
Lot Size 55' x 110'

Remarks BRAND NEW THREE STORY HOME LOCATED 1.5 BLOCKS TO A FABULOUS, STABLE BEACH AND A FEW STEPS TO TOWN. This home features a much sought after floor plan with huge entertaining spaces, 6 bedrooms and 6.5 bathrooms, an in -ground heated pool, and a four-stop elevator. The location, being one block south of the boardwalk, has a beautiful beach, close to the 30th Street surfing beach, raft beach at 35th Street and a lifeguard at 32nd Street. The very popular design has a welcoming front covered porch and entrance foyer, two

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

Asking Price \$4,500,000
Address 1769 First Avenue
Bedrooms 6
Full Baths 6
Lavs 1
Approx Year Built 2022
Lot Size 50x110

Remarks Brand new construction 3 story home planned to be delivered by the Fall of 2023. This well thought out spacious design, at 3,834 Sq Ft and consisting of 6 bedrooms and 6 1/2 baths with 5 of the bedrooms being ensuite also features an elevator, 1 car garage, gas fireplace, decks on all levels and a back yard spread out for family fun with a pool. Ideally located to everything, so a short walk is all you need. Cross 1 street to get to the beach, 2 blocks to the bay, 4 blocks to dining and shopping and 6 blocks to recreation fields and tennis/pickle ball. The first floor features

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

Asking Price \$4,795,000
Address 121 32nd Street
Bedrooms 6
Full Baths 6
Lavs 1
Approx Year Built 2022
Lot Size 50' x 110'

Remarks This BRAND NEW, Tom Welsh home offers luxurious finishes, a central location situated just 11 homes from the beach and steps from the center of town, and a four stop elevator. The tried and true floor plan offers 6 bedrooms and 6.5 bathrooms, large entertaining spaces, and a beautiful rear yard entertaining space. The entire exterior of this beautiful home is finished with stained cedar shingles which are accented with a cedar shingle roof. Custom-milled wainscoting greets your guests upon entering the front door. The first floor features two large

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

Asking Price \$4,995,000
Address 86 W 23rd Street
Bedrooms 6
Full Baths 7
Lavs 0
Approx Year Built 2024
Lot Size 50 x 110

Remarks Proudly presented is a custom three-story new construction home, slated for anticipated delivery in 2024! This exquisite residence is ideally situated in the west block of 23rd Street, nestled within a peaceful residential neighborhood. Boasting a prime location, it is merely 1.5 blocks away from the beach and an equal distance from the vibrant downtown shopping district. This stunning home will feature six spacious bedrooms and seven well-appointed bathrooms, offering ample space for comfortable living. A delightful rear yard will be equipped with an in-ground

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

Asking Price \$5,950,000
Address 238 66th Street
Bedrooms 7
Full Baths 7
Lavs 2
Approx Year Built
Lot Size 60 x 110

Remarks Mashura Builders new construction home ideally situated in the south end of Avalon. This property sits just 3 homes removed from Dune Drive with beach access.

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

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

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

Asking Price \$7,449,000
Address 136 107th Street
Bedrooms 7
Full Baths 7
Lavs 1
Approx Year Built 2023
Lot Size 65 x 110

Remarks 136 107th Street, Stone Harbor, New Jersey! Located just one block away from the beach, affording fantastic ocean views. This stunning home offers the epitome of luxury living in the heart of Stone Harbor. A short walk from downtown, you'll find yourself immersed in the vibrant community and surrounded by an array of amenities and shore attractions. Built by Harbaugh Developers this home consists of 7 bedrooms, 7 1/2 bathrooms, and boasts 3541 SF of living area situated on an oversized 65 x 110 lot: Step inside and be captivated by the immaculate

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

Asking Price \$7,895,000
Address 327 88th Street
Bedrooms 8
Full Baths 8
Lavs 2
Approx Year Built 2023
Lot Size 105x110

Remarks Impressively imagined and conceived for entertaining, this admirable estate is ready to host family, friends, and large gatherings like no other property on the island. Refined and classic, this gorgeous home will offer over 5,000 sq. ft of living space, 8 bedrooms, 8 full baths, 2 powder rooms, 5 porches, 1.5 car garage plus a cabana with an outdoor kitchen. Thoughtfully designed by Architect Blaine Steinman and masterfully constructed by Vallese Builders, this home is divided into separate living spaces that multiple generations can enjoy while

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

Asking Price \$7,999,000
Address 455 20th Street
Bedrooms 6
Full Baths 6
Lavs 2
Approx Year Built 2024
Lot Size 50x130

Remarks Looking for a brand new Single Family on the bay in Avalon? Here's a tremendous opportunity to own a Single on a 50'x130' lot. This home is to be developed by Thomas Welsh Builders. This home will be spacious with 6 Bedrooms and 6 Ensuite Bathrooms as well as 2 powder rooms to accommodate the living spaces. There will be a 4-stop elevator with Garage access for easy access. The Views of Pennsylvania Harbor and Cedar Island are tremendous.

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

Asking Price \$10,575,000
Address 122 92nd Street
Bedrooms 6
Full Baths 7
Lavs 2
Approx Year Built 2023
Lot Size 100x110

Remarks Welcome to the epitome of refined coastal living at 122 92nd Street in Stone Harbor, NJ. This stunning residence boasts an impressive 5,230 square feet of meticulously designed living space, offering unparalleled luxury and comfort. With a detached garage/cabana spanning 440 square feet and a sprawling 2,460 square feet of deck space, this property presents the perfect fusion of indoor and outdoor living. Exuding timeless elegance, the exterior features a Yellow Cedar Roof, Grey Cedar Shingle Siding, and White Brick accents, all harmonizing seamlessly with

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

Asking Price \$10,995,000
Address 310 70th Street
Bedrooms 7
Full Baths 6
Lavs 2
Approx Year Built
Lot Size 60 x 190

Remarks Discovering the meaning of luxury living and craftsmanship in this exquisite Avalon bay-front, located on the premier South end of Avalon. This home offers everything on your wish list and more! Expansive is the key word as this custom home boasts over 6300 sq. ft. and sits on an oversized lot of 13,000 square feet! Offering 7 Bedrooms, 6 full baths, and 2 half baths, this home is beautifully designed and presented by Scott bishop and Harbaugh developers. The bedrooms are evenly distributed as there are 3 bedrooms located on the first floor designed so that

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

Asking Price \$11,475,000
Address 4208 Bayberry Road
Bedrooms 7
Full Baths 7
Lavs 4
Approx Year Built
Lot Size 110 x 100

Remarks 4208 Bayberry Road....Avalon's most exclusive address featuring ocean views is a true embodiment of exquisite modern taste and refined architecture; this home perfectly balances elegant form with functionality to pronounce its' unparalleled Avalon location. Meticulously designed by OSK Design Partners for the modern architectural enthusiast, and built by the pre-eminent Avalon builder, Brandywine Developers, this astounding seven bedrooms en suite, and-four-half-bath home is a one-of-a-kind for our region, With over 7400 sq. ft. of living area the home's

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

Asking Price \$24,999,000
Address 5499 Dune Drive
Bedrooms 6
Full Baths 7
Lavs 1
Approx Year Built
Lot Size 140X205

Remarks EXCEPTIONAL ELEVATION, PEERLESS PRIVACY - Take advantage of this once-in-a-lifetime opportunity to watch the sun rise over the Atlantic and set on Great Sound from the privacy of your seashore retreat. Located on a massive 27,702 sq. ft. lot in the exclusive High Dunes section of Avalon, this stunning 7,240-sq. ft. Malibu-style home commands perhaps the island's highest elevation, and offers unobstructed 360-degree views from its wrap-around 3rd-floor deck as well as complete privacy in an unspoiled maritime forest setting.