

**FERGUSON-DECHERT, INC**

Main: 609-967-4200



**Asking Price** \$2,009,990  
**Address** 2907 Dune Drive  
**Unit** Unit 6  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 1503  
**Approx Year Built** 2023

**Remarks** 29th & Dune...Avalon's newest and most luxurious address! The long-awaited luxury townhomes and condominiums at 29th & Dune are now available for purchase! New construction, east of Dune Drive, featuring ample living space, generous balconies, high-end finishes, and Avalon's most luxurious address! Unit 6 is a lower-level end unit featuring 3 bedrooms, 2 bathrooms, and 1,503 +/- square feet. Standard features for all units include Anderson double hung 400 Series windows; private balcony and/or covered deck; direct elevator access to covered balcony; two dedicated parking spaces; extensive lighting

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**Asking Price** \$2,039,990  
**Address** 2907 Dune Drive  
**Unit** Unit 7  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 1503  
**Approx Year Built** 2023

**Remarks** 29th & Dune...Avalon's newest and most luxurious address! The long-awaited luxury townhomes and condominiums at 29th & Dune are now available for purchase! New construction, east of Dune Drive, featuring ample living space, generous balconies, high-end finishes, and Avalon's most luxurious address! Unit 7 is an upper-level end unit featuring 3 bedrooms, 2 bathrooms, and 1,503 +/- square feet. Standard features for all units include Anderson double hung 400 Series windows; private balcony and/or covered deck; direct elevator access to covered balcony; two dedicated parking spaces; extensive lighting

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**Asking Price** \$2,199,990  
**Address** 2907 Dune Drive  
**Unit** Unit 2  
**Bedrooms** 3  
**Full Baths** 3  
**Lavs** 0  
**Approx Living Sq. Ft.** 2022  
**Approx Year Built** 2023

**Remarks** 29th & Dune...Avalon's newest and most luxurious address! The long-awaited luxury townhomes and condominiums at 29th & Dune are now available for purchase! New construction, east of Dune Drive, featuring ample living space, generous balconies, high-end finishes, and Avalon's most luxurious address! Unit 2 is a two-story interior unit featuring 3 bedrooms plus a den, 3 bathrooms, and 2,022 +/- square feet. Standard features for all units include Anderson double hung 400 Series windows; private balcony and/or covered deck; direct elevator access to covered balcony; two dedicated parking spaces; extensive

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**Asking Price** \$2,199,990  
**Address** 2907 Dune Drive  
**Unit** Unit 3  
**Bedrooms** 3  
**Full Baths** 3  
**Lavs** 0  
**Approx Living Sq. Ft.** 2022  
**Approx Year Built** 2023

**Remarks** 29th & Dune...Avalon's newest and most luxurious address! The long-awaited luxury townhomes and condominiums at 29th & Dune are now available for purchase! New construction, east of Dune Drive, featuring ample living space, generous balconies, high-end finishes, and Avalon's most luxurious address! Unit 3 is a two-story interior unit featuring 3 bedrooms plus a den, 3 bathrooms, and 2,022 +/- square feet. Standard features for all units include Anderson double hung 400 Series windows; private balcony and/or covered deck; direct elevator access to covered balcony; two dedicated parking spaces; extensive

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**Asking Price** \$2,199,990  
**Address** 2907 Dune Drive  
**Unit** Unit 4  
**Bedrooms** 3  
**Full Baths** 3  
**Lavs** 0  
**Approx Living Sq. Ft.** 2022  
**Approx Year Built** 2023

**Remarks** 29th & Dune...Avalon's newest and most luxurious address! The long-awaited luxury townhomes and condominiums at 29th & Dune are now available for purchase! New construction, east of Dune Drive, featuring ample living space, generous balconies, high-end finishes, and Avalon's most luxurious address! Unit 4 is a two-story interior unit featuring 3 bedrooms plus a den, 3 bathrooms, and 2,022 +/- square feet. Standard features for all units include Anderson double hung 400 Series windows; private balcony and/or covered deck; direct elevator access to covered balcony; two dedicated parking spaces; extensive

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**Asking Price** \$2,389,990  
**Address** 2907 Dune Drive  
**Unit** Unit 1  
**Bedrooms** 3  
**Full Baths** 3  
**Lavs** 1  
**Approx Living Sq. Ft.** 2129  
**Approx Year Built** 2023

**Remarks** 29th & Dune...Avalon's newest and most luxurious address! The long-awaited luxury townhomes and condominiums at 29th & Dune are now available for purchase! New construction, east of Dune Drive, featuring ample living space, generous balconies, high-end finishes, and Avalon's most luxurious address! Unit 1 is a two-story end unit featuring 3 bedrooms plus a den, 3.5 bathrooms, and 2,129 +/- square feet. Standard features for all units include Anderson double hung 400 Series windows; private balcony and/or covered deck; direct elevator access to covered balcony; two dedicated parking spaces; extensive

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<b>Asking Price</b>	\$2,899,000
<b>Address</b>	211 26th Street
<b>Unit</b>	211
<b>Bedrooms</b>	5
<b>Full Baths</b>	3
<b>Lavs</b>	1
<b>Approx Living Sq. Ft.</b>	2310
<b>Approx Year Built</b>	2023

**Remarks** This expansive new townhome sits on a 60' x 110' lot. Featuring over 2,000 square feet of interior living space and a private backyard that includes a pool. In an exceptional location, within walking distance to your favorite shops, restaurants, and entertainment in town. The custom upside-down layout includes 5 bedrooms, 3.5 baths, and multiple decks. The luxury kitchen has high-end appliances, cabinetry, and a walk-in pantry. Spacious dining and living area including a gas fireplace for year-round use. Large amount of garage space that flows into the backyard area with a roll up doorway, ideal for

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<b>Asking Price</b>	\$2,899,000
<b>Address</b>	213 26th Street
<b>Unit</b>	213
<b>Bedrooms</b>	5
<b>Full Baths</b>	3
<b>Lavs</b>	1
<b>Approx Living Sq. Ft.</b>	2310
<b>Approx Year Built</b>	2023

**Remarks** This expansive new townhome sits on a 60' x 110' lot. Featuring over 2,000 square feet of interior living space and a private backyard that includes a pool. In an exceptional location, within walking distance to your favorite shops, restaurants, and entertainment in town. The custom upside-down layout includes 5 bedrooms, 3.5 baths, and multiple decks. The luxury kitchen has high-end appliances, cabinetry, and a walk-in pantry. Spacious dining and living area including a gas fireplace for year-round use. Large amount of garage space that flows into the backyard area with a roll up doorway, ideal for

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<b>Asking Price</b>	\$2,995,000
<b>Address</b>	284 33rd Street
<b>Unit</b>	284
<b>Bedrooms</b>	5
<b>Full Baths</b>	3
<b>Lavs</b>	1
<b>Approx Living Sq. Ft.</b>	
<b>Approx Year Built</b>	2023

**Remarks** This centrally located, brand new townhome is situated only two cross streets from wide, beautiful beach and steps from the center of Avalon. The home offers two extraordinary deck spaces with views of the bay and sunset, an expansive rear yard complete with a heated pool, and large entertaining spaces on both the first and second floor. The first floor has three bedrooms (one of which has 4 custom built bunk beds) and one full bathroom. The second floor is largely dedicated to the entertaining space, with a large kitchen outfit with custom cabinetry, stone countertops, and stainless-steel appliances.

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<b>Asking Price</b>	\$2,999,999
<b>Address</b>	236 22nd Street
<b>Unit</b>	236
<b>Bedrooms</b>	5
<b>Full Baths</b>	5
<b>Lavs</b>	2
<b>Approx Living Sq. Ft.</b>	2874
<b>Approx Year Built</b>	2023

**Remarks** One of the most unique opportunities to hit the town home market on Seven Mile Island, sits this massively oversized and FULLY FURNISHED 5 bedroom, 5 full bathroom and 2 powder room town home, walking distance to everything in town. Due to the size of the lot, which measures 80Ft wide by 110Ft deep, this town home consists of 2,870 Sq Ft of living space, which is almost 950Sq Ft larger than most town homes in Avalon, giving it a single family feel. Storage space is not an issue, as the entire grade level will allow for plenty of bikes, beach and pool gear. The exterior is outfitted with 'Light Mist' Hardie plank

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<b>Asking Price</b>	\$3,695,000
<b>Address</b>	2148 Ocean Drive
<b>Unit</b>	2148
<b>Bedrooms</b>	5
<b>Full Baths</b>	4
<b>Lavs</b>	1
<b>Approx Living Sq. Ft.</b>	2251
<b>Approx Year Built</b>	2023

**Remarks** Introducing the most custom and high-end town home ever to hit the bay front market in Avalon & Stone Harbor. This unit features 5 bedrooms, 4 full bathrooms and one-half bath, ready for summer 2023 enjoyment in a true park and walk location to everything Avalon has to offer. Situated along Princeton Harbor, this bay front retreat comes with a floating dock and two boat slips. The tucked away, slow, no wake harbor has so much to offer for the entire family, including kayaking, paddle boarding, swimming, crabbing and fishing. No expense was spared on the exterior of this home, with a mixture of 5-inch

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<b>Asking Price</b>	\$3,995,000
<b>Address</b>	696 22nd Street East
<b>Unit</b>	
<b>Bedrooms</b>	5
<b>Full Baths</b>	4
<b>Lavs</b>	1
<b>Approx Living Sq. Ft.</b>	2003
<b>Approx Year Built</b>	2022

**Remarks** BRAND NEW "FURNISHED" BAYFRONT TOWNHOME WITH A COCKTAIL POOL AND AN ELEVATOR! An elevator is a RARE find in a townhome! Currently under construction with completion in mid August! This property features many upgrades inside and out! The phenomenal site faces the prevailing summer breezes, which makes it refreshing & comfortable even on the hottest of summer days! You'll also enjoy the breath-taking sunsets & panoramic views of the bay & wetlands! The dynamic location hosts a myriad of activity, from the fish & ospreys, herons and many other shore birds, to

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**Asking Price** \$3,999,000  
**Address** 395 20th Street  
**Unit** 395  
**Bedrooms** 5  
**Full Baths** 4  
**Lavs** 0  
**Approx Living Sq. Ft.**  
**Approx Year Built** 2023

**Remarks** Brand new, BAYFRONT townhome, offering sensational living spaces, high end finishes, and easy access to both the center of town and to fast water. Expansive views of the bay and Cedar Island can be had from the grade level and all three stories of this massive townhome. The first floor offers two bedrooms and one full bathroom. The second floor is almost entirely dedicated to the entertaining space, with the backdrop being a large kitchen featuring stainless steel appliances, custom cabinetry, and a huge island that is perfect for entertaining. The bayside living area is centered on a gas

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**Asking Price** \$3,999,000  
**Address** 393 20th Street  
**Unit** 393  
**Bedrooms** 5  
**Full Baths** 4  
**Lavs** 0  
**Approx Living Sq. Ft.**  
**Approx Year Built** 2023

**Remarks** Brand new, BAYFRONT townhome, offering sensational living spaces, high end finishes, and easy access to both the center of town and to fast water. Expansive views of the bay and Cedar Island can be had from the grade level and all three stories of this massive townhome. The first floor offers two bedrooms and one full bathroom. The second floor is almost entirely dedicated to the entertaining space, with the backdrop being a large kitchen featuring stainless steel appliances, custom cabinetry, and a huge island that is perfect for entertaining. The bayside living area is centered on a gas