

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

Asking Price	\$2,600,000
Address	311 83rd Street
Bedrooms	4
Full Baths	3
Lavs	1
Approx Year Built	2022
Lot Size	35' X 110'

Remarks Stone Harbor New Construction within walking distance to the beach, bay, restaurants, market and recreation fields. This charming brand-new two-story home offers an open and spacious floor plan with four bedrooms and three- and one-half baths, a pool with cabana, decks on both floors, a chef's kitchen, cathedral ceilings and custom tiled bathrooms. The design team clearly didn't skip a beat - every detail embraces this wonderful beach community's relaxed and comfortable lifestyle. The property's prime location, just three blocks from the beach and

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Asking Price	\$2,995,000
Address	488 21st Street
Bedrooms	5
Full Baths	5
Lavs	2
Approx Year Built	2022
Lot Size	4000

Remarks New Home Currently under construction located near the heart of Avalon, close to all the great restaurants and shops Avalon's business district has to offer. This beautiful home will offer 5 bedrooms, 5 full bathrooms, 2 half bathrooms, and an amazing second floor great room with vaulted ceilings and plenty of living space. The well designed floor plan consists of a huge storage area on the ground level finished with poured concrete and an attached cabana right off of the inground Gunite pool, all specially designed for entertaining. The first floor has a large

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Asking Price	\$3,295,000
Address	264 24th Street
Bedrooms	5
Full Baths	5
Lavs	2
Approx Year Built	2022
Lot Size	40X110

Remarks Brand new, single family home to be completed, located in the heart of Avalon in a true park and walk location. This gorgeous home will offer 5 bedrooms, 5 en-suite bathrooms and 2 half bathrooms with 2 expansive family rooms for entertaining. The maintenance free exterior is finished off in Hardy Plank siding, with every window and door frame trimmed out with Azek. A gorgeous stone veneer will finish off the foundation on all 4 walls, with a paved driveway and pool deck. All railings are finished off with a beautiful, maintenance-free faux mahogany

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Asking Price	\$3,995,000
Address	1539 Dune Drive
Bedrooms	6
Full Baths	5
Lavs	1
Approx Year Built	2022
Lot Size	50' x 110'

Remarks BRAND NEW UPSIDE DOWN HOME THREE BLOCKS TO BEACH AND A SHORT WALK TO TOWN. Unique floorplan allows 6 bedrooms, 5.5 baths and pool. First floor has 2 bedrooms, each with en-suite bath; 2 bedrooms accessing a hall bath; laundry room and a family room with wet bar overlooking and in-ground, heated swimming pool. Two west bedrooms access an expansive , first floor covered deck. Second floor has a fabulous, vaulted great room with fireplace, large dining area with window seat and a wonderful kitchen with center island, large pantry, stone

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Asking Price	\$3,995,000
Address	274 35th Street
Bedrooms	5
Full Baths	5
Lavs	1
Approx Year Built	2022
Lot Size	40' x 110'

Remarks NEW CONSTRUCTION in ideal location on the southern edge of Avalon's high demand business district. The short stroll to outstanding beaches, boardwalk, shops, dining, recreation, and nightlife will be enjoyed by family and friends of all ages. The spectacular design offers three stories of well thought out space with 5 bedrooms and 5 1/2 bathrooms, pool side family room w/ wet bar, 4 stop elevator, multiple covered porches and open Sun decks, full cedar siding & roof, 3 zone HVAC, large open kitchen, living room (w gas fireplace), and dining area, 2 laundry rooms,

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Asking Price	\$4,349,000
Address	5765 Ocean Drive
Bedrooms	4
Full Baths	3
Lavs	1
Approx Year Built	
Lot Size	50 x 100

Remarks Enjoy fantastic bay & wetland views plus a breath of fresh ocean and bay air from the quaint front porch and deck areas. 5765 is an all NEW Custom designed home with amazing bay , wetland and sunset views. An appealing beach cottage design that will deceive the eye as it boasts plenty of room for a large family and ample space for all your guests. Featuring 4 bedrooms, 3 full baths (2 are en-suite bedrooms), a powder room, an open and welcoming living room, spacious dining and modern chefs kitchen .The huge second floor bayside family

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Asking Price	\$4,795,000
Address	1739 Dune Drive
Bedrooms	6
Full Baths	6
Lavs	1
Approx Year Built	2023
Lot Size	50' x 110'

Remarks NEW CONSTRUCTION for 2023! Plan now cause Time flies by, on spending your Summer in this custom built home. 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 with the custom built inground pool. The first floor includes 2 bedrooms, one ensuite, full hallway bathroom, and a family room with granite countered wet bar. A full size laundry room with granite counters. Spacious garage to store all your

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Asking Price	\$5,195,000
Address	7488 Ocean Drive
Bedrooms	6
Full Baths	6
Lavs	1
Approx Year Built	2022
Lot Size	60x110

Remarks BRAND NEW HOME ON A PRIME CORNER LOT IN SOUTH AVALON! It's all about location, and this property delivers! THE LOCATION is only two blocks from a fantastic beach and will offer views of the bay & setting sun! The open & airy corner setting faces the prevailing Summer breeze, and is within easy walking distance of playgrounds, Public Recreation, beach bars, fine dining & nightlife! This is another distinctively custom home offered by Ryan Development Group. The new home to be built on this site will offer a thoughtful, floor plan and First-Class

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Asking Price	\$5,295,000
Address	203 75th Street
Bedrooms	6
Full Baths	5
Lavs	2
Approx Year Built	2022
Lot Size	60 X 100

Remarks Ideally situated on a corner lot just one block from a fantastic beach, enjoy the ocean view from this beautiful & distinctive home, which offers First Class touches throughout and a thoughtful, inviting floor plan! Creatively designed by Blane Steinman Architects, this is another First-Class home by Ryan Development Group. This site faces the ocean & since the beach block utility lines are buried on this street, you can enjoy a great ocean view from the Living Room and the 3rd floor Master Suite! Highlights include: high ceilings throughout, a towering

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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

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Asking Price	\$6,495,000
Address	46 E 18th Street
Bedrooms	6
Full Baths	7
Lavs	2
Approx Year Built	2022
Lot Size	50' x 110'

Remarks IMAGINE SUNRISE AND THE SOUND OF THE SURF from this 6 bedroom, 7 bath beach block masterpiece! Designed with careful attention by Blane Steinman Architects, this distinctive home is being meticulously crafted by Ryan Development with emphasis on premium amenities and finishes. Nested in a quiet neighborhood just steps from a great beach or a short stroll to all the activities of Avalon, the home's location provides exceptional convenience. First floor features include a large family room, two ensuite bedrooms and an additional bathroom.

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Asking Price	\$6,500,000
Address	481 7th Street
Bedrooms	6
Full Baths	6
Lavs	2
Approx Year Built	2022
Lot Size	50x110

Remarks Stunning 180 degree views of where the Ocean meets the Bay and Avalon meets Sea Isle City. This Blane Steinman designed, Glenn Lolli built home is truly one of kind. Watch amazing sunrises and stunning sunsets as boats sail by, go through Townsends Inlet and up & down the Intra Coastal Waterway! This new construction will feature a 3,400 (approx.) sq.ft., 3 story home with an elevator; a swimming pool, cabana, a 2 car garage, an additional 2 car parking pad, a large enclosed storage area, 2 washer/2 dryers, 2 extra refrigerator drawers,

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Asking Price	\$6,795,000
Address	412 42nd Street
Bedrooms	6
Full Baths	6
Lavs	2
Approx Year Built	
Lot Size	60x160

Remarks Brand new bay Avalon front offering. This expansive design allows for open water views, 6 bedrooms, 6 full bathrooms and 2 powder rooms in the most prestigious bay front neighborhood in Avalon. No expense will be spared with finishes throughout this luxurious bay front home. The exterior will feature a mixture of cedar shingles, board and batten, cedar shake roof, plus Ipe decking with cable rail. A gorgeous pool and pool deck with freestanding fireplace will overlook the water. Open water views will greet you as soon as you open the front door. You will find a

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Asking Price	\$6,995,000
Address	89 E 27th Street
Bedrooms	5
Full Baths	5
Lavs	1
Approx Year Built	2021
Lot Size	58 x 87

Remarks Beautiful New Oceanfront Home completed for occupancy April 1, 2022, having 3,473 square feet on this excellent location with unobstructed and spectacular views of the Dunes, Beach and Ocean with 5 bedrooms, 5 full bathrooms and 1 half bath, 4-stop elevator, Oceanfront decks on all 3 levels. First Floor: Foyer, Oceanfront bedroom with private bathroom and access to oceanfront deck, Bedroom with private bathroom, Laundry Room, Bedroom, Full bathroom off hallway, Oceanfront Family Room with access to oceanfront deck. Second Floor: Oceanfront Living

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Asking Price	\$6,995,000
Address	10605 Third Avenue
Bedrooms	5
Full Baths	5
Lavs	1
Approx Year Built	2022
Lot Size	60' x 110'

Remarks Once again Charles Street Developers is bringing to market a gorgeous, brand new, BAYFRONT home currently under construction situated on a rare corner lot within walking distance to town and the beautiful beach at 106th Street. Known for their highly stylized design and finishes, the corner location allows a feeling of openness as there is not a north side neighbor. The views looking southwest are unobstructed allowing for fabulous sunsets and wide open views of the bay and wetlands. The traditional design has a first floor, open floor plan that features

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Asking Price	\$8,499,000
Address	4388 Ocean Drive
Bedrooms	7
Full Baths	7
Lavs	2
Approx Year Built	2022
Lot Size	60x250

Remarks This oversized new construction home is a dream opportunity to experience the best of bay front living. The impressive 60' x 250' lot features a home with over 5,900 sq ft. This home has 7 spacious bedrooms, 7 bathrooms, and 2 powder rooms. The backyard oasis includes another 3,600 sq. ft. of bayside space. Comfortably fitting a custom pool, cabana, and patio. The quality of this build is for the most discerning buyer with upgrades and custom finishes. This high level craftsmanship will deliver an exceptional product with curb appeal. The first floor layout

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Asking Price	\$9,950,000
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 this exquisite Bayfront in Avalon is located in the premier south end of Avalon offering 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! With holding 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 that each have

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Asking Price	\$12,995,000
Address	8808 First Avenue
Bedrooms	5
Full Baths	4
Lavs	2
Approx Year Built	2022
Lot Size	50x185

Remarks 8808 First Avenue is the premier oceanfront beach home in all of Stone Harbor. This brand new 5-bedroom, 4.2-bathroom, 4311 square foot home is situated on a unique 185 foot deep lot nestled along 88th Street Beach. The home was beautifully designed by Asher Slaunwhite Architects, crafted with quality by Winfield Developers, and decorated with the utmost attention to detail by Outside Interiors. The curbside appeal of the sophisticated exterior with traditional gabled ends mixing with modern steel accents will draw you immediately inside to see