

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

**Asking Price** \$775,000  
**Address** 16 Seabreeze Lane  
**Bedrooms** 4  
**Full Baths** 3  
**Lavs** 0  
**Approx Year Built** 1991  
**Lot Size** 50' x 100'

**Remarks** What a fantastic opportunity to own a spacious Bayfront single family just minutes to Avalon's beaches, shops, dining & recreation at an incredibly affordable price! This conventional floor plan allows easy flow to bayside covered porch, open sun deck and dock with boat slip and space for kayaks/wave runners. Special features include may recent updates (bulkhead '14, roof '08, Heating and one AC condenser '19 and dredging in fall 2015) multiple decks, attached garage, low maintenance exterior and one of the best water views on Seabreeze lane due

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**Asking Price** \$800,000  
**Address** 2253 Ocean Drive  
**Bedrooms** 4  
**Full Baths** 2  
**Lavs** 0  
**Approx Year Built** 1927  
**Lot Size** 40' x 110'

**Remarks** Just listed! Single-family home in Avalon priced under \$1m! This lovingly maintained 4 bedroom/ 2 bathroom room is located near Avalon's business district and across the street from the bay at Princeton Harbor. Situated on a 40' lot, this 2 story home features on the 1st floor; a bedroom, bathroom w/ stackable washer/dryer, living room, kitchen, front porch and rear deck. The 2nd floor features 3 bedrooms and 1 full bathroom w/ shower. There is an outside shower, shed for storage and plenty of off-street parking. Each room is equipped with Mitsubishi air

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

**Asking Price** \$839,000  
**Address** 38 Seabreeze Lane  
**Bedrooms** 4  
**Full Baths** 3  
**Lavs** 1  
**Approx Year Built** 2000  
**Lot Size** 50 x 100

**Remarks** Bayfront Living with breathtaking sunsets! Enjoy this fabulous home on the bay with sunset views. This 4 bedroom 3.5 bath home has everything you are looking for in a vacation home or year round water front home. The boat slip allows for access to the channel and a short trip to the inlet/ocean. There is plenty of deck space in the rear and front of the house for sun bathers and if you get too hot...take a dip in the calm waterway just outside the back door of your home. There is plenty of room to spread out in the upside layout of this 2 story home. The home

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

**Asking Price** \$869,000  
**Address** 448 Avalon Boulevard  
**Bedrooms** 4  
**Full Baths** 4  
**Lavs** 0  
**Approx Year Built** 2005  
**Lot Size** 60x75

**Remarks** EVERYONE wants to be on the bay today! Anyone can go to the beach BUT you need a Bayfront home to enjoy all the bay AND beach have to offer! This location is the ideal spot for your family to do just that. Located on the north side of Old Avalon Boulevard overlooking the bay and wetlands, your outside activity begins right in your back yard. Fishing, crabbing, shell fishing all right off your own dock. Your 30' boat sits in deep water and can go out anytime regardless of the tide. Take a boat ride out thru the inlet minutes away to the ocean. OR if

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

**Asking Price** \$895,000  
**Address** 580 Avalon Boulevard  
**Bedrooms** 4  
**Full Baths** 3  
**Lavs** 1  
**Approx Year Built** 2017  
**Lot Size** 60 X 300

**Remarks** Newly constructed Bayfront home. This 4 bedroom 3.5 bath three story home has outstanding views from every room. This beautifully constructed home in Avalon Manor is a boater's dream. With white oak flooring, intricate trim package, Andersen coastal impact windows, multi-zone HVAC, three bayfront decks, additional wiring for storm shutters, sliding glass doors with protective tile aprons and much more. The first floor offers a bayfront family room with an 8' Andersen sliding glass door opening to a large covered deck and walkway to the dock. Off

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

**Asking Price** \$1,229,000  
**Address** 281 46th Street  
**Bedrooms** 3  
**Full Baths** 1  
**Lavs** 0  
**Approx Year Built** 1970  
**Lot Size** 50x110

**Remarks** Opportunity knocks! This lovely three bedroom ranch home awaits a lucky new owner! Situated just steps from Avalon's exclusive high dunes and the shimmering Atlantic Ocean, the house is an easy walk to the beach, as well as the bay. With central air conditioning, a comfortable living room, eat-in kitchen, and a large back yard deck, there is plenty to enjoy! The large detached garage will hold your vehicle and all your beach toys, while the concrete driveway offers plenty of off street parking. There's even an outside shower for after the beach! Use and

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<b>Asking Price</b>	\$1,295,000
<b>Address</b>	230 82nd Street
<b>Bedrooms</b>	3
<b>Full Baths</b>	1
<b>Lavs</b>	0
<b>Approx Year Built</b>	1935
<b>Lot Size</b>	50' x 110'

**Remarks** A LOCATION PERFECT FOR THE ENTIRE FAMILY! Possibilities galore to start your mark in Stone Harbor! Build your dream home with peeks of the ocean and bay views on this full size 50' x 110' conforming lot allows for 2750 sqft of living space plus decks, pool, cabana & garage if you like. Conveniently in walking distance to the beach, dining, shopping, boating and recreation fields, featuring offers playground, baseball field, soccer fields, tennis & basketball courts! Property is being offered strictly "as is".

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<b>Asking Price</b>	\$1,295,000
<b>Address</b>	1159 Dune Drive
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Year Built</b>	1972
<b>Lot Size</b>	50' x 100'

**Remarks** Just listed! This property located East of Dune Drive in Avalon's beautiful North end resides on a 50' x 100' lot and is ready for your new home. Call today to learn more about this exciting opportunity.

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<b>Asking Price</b>	\$1,295,000
<b>Address</b>	158 15th Street
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Year Built</b>	1984
<b>Lot Size</b>	50 x 110

**Remarks** FANTASTIC OPPORTUNITY TO OWN A HOME IN A QUIET NEIGHBORHOOD THAT'S ONLY 2.5 BLOCKS FROM THE BEACH & AROUND THE CORNER FROM SHOPPING, RESTAURANTS, NIGHTLIFE AND PUBLIC RECREATION! This property is the LOWEST PRICE available in Avalon/Stone Harbor for a single-family home located on the beach side of Dune Drive/Second Avenue! With the property owned by the Borough of Avalon located across the street, this is a less densely populated street than most, and it offers a distinctly quiet feel with plenty of

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

<b>Asking Price</b>	\$1,399,000
<b>Address</b>	11 Inlet Drive East
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	1
<b>Approx Year Built</b>	1977
<b>Lot Size</b>	75 x 100

**Remarks** Very unique upside down two story. Three bedroom two and a half bath Single family home located on the corner of Inlet Drive in the far North end of Avalon. First floor offers two bedrooms one with access from sliders to the private backyard and full bath, access to the 2 car garage with work area. Second floor host the family room with wood burning fireplace and updated kitchen that has all stainless steal appliances and corian counter tops. Down the hall you will find the half bath for your guest and the master bedroom and master bath with double sinks. You will

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<b>Asking Price</b>	\$1,399,000
<b>Address</b>	6337 Heron Cove
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	1
<b>Approx Year Built</b>	
<b>Lot Size</b>	60 x 100

**Remarks** Nestled in one of the most unique and private locations in Avalon , This 2400 square foot large 3 bedroom 2 and a half bath home offers a special corner enclave at the intersection of Heron Cove and Ocean Drive. With Private Plush landscaping, you are within steps of the great bay view all the while just a couple blocks away from the beautiful white sandy beaches of Avalon. Architecturally designed to maximize large open spaces and cozy private rooms this is a great platform to entertain your family and friends. Sitting on a large corner lot with large decks and

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<b>Asking Price</b>	\$1,499,000
<b>Address</b>	364 93rd Street
<b>Bedrooms</b>	4
<b>Full Baths</b>	2
<b>Lavs</b>	1
<b>Approx Year Built</b>	1963/1998
<b>Lot Size</b>	60 x 110

**Remarks** Within easy walking distance to all of the hot spots in town: Springers, Wawa, Freds, Harbor Square, the Reeds and Stone Harbor's popular 96th Street shopping district Cozy Cape Cod on beautifully landscaped 60' x 110' lot. First floor has living room features a large bay window, gas fireplace and dining area, eat-in kitchen with granite countertops, bedroom with full bath and a 4th bedroom/den, laundry room and powder room. Second floor has 2 bedrooms, full bath, rear deck and lots of walk-in storage space or room for expansion. Other features include a



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**Asking Price** \$1,499,000  
**Address** 148 15th Street  
**Bedrooms** 4  
**Full Baths** 2  
**Lavs** 0  
**Approx Year Built** RENOV '19  
**Lot Size** 50'x110'

**Remarks** Beautifully renovated from the ground up, this home is almost 100% brand new, completed in spring of 2019. This 4 bedroom, 2 bath beach cottage has undergone an amazing transformation and is currently the only single family property available under \$1.7M-within 2-3 blocks to the beach, that is either new or recently renovated. The yard has lovely planting beds, low maintenance stone lot, ample storage in outdoor building, and plenty of room to add a pool. The home is a short 2.5 block walk to the beach, and less than a quarter mile to the 8th-12th

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**Asking Price** \$1,499,000  
**Address** 481 7th Street  
**Bedrooms** 4  
**Full Baths** 2  
**Lavs** 1  
**Approx Year Built** 1980  
**Lot Size** 50X110

**Remarks** Look at that VIEW!! Enjoy ocean sunrises and bayviews from this single family home! You must take time to view one of the most spectacular homes offered in Avalon. 481 7th Street is located in a quiet neighborhood steps to the Avalon Yacht Club. The French Chateau style home offers 4 bedrooms, and 2.5 bathrooms with stunning unobstructed views of Townsend Inlet. This location is conveniently located near the beach, bay, inlet, O'Brien 8th Street playground and tennis courts. Wake up to sunrises over the ocean from the second floor and spend all day

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**Asking Price** \$1,569,000  
**Address** 230 117th Street  
**Bedrooms** 4  
**Full Baths** 2  
**Lavs** 0  
**Approx Year Built** 1952  
**Lot Size** 50 x 110

**Remarks** This expanded cottage featuring a living room, eat-in kitchen, 4 bedrooms and 2 baths is a comfortable family home, fully rented for 2019. There is a spacious rear deck with ample room for outdoor dining adjacent to the world famous Stone Harbor Bird Sanctuary. It is a great spot for bird watching, only a short walk to the point or the bay for kayaking and enjoying spectacular sunsets, only steps away from the historic American Legion Post. This is an ideal site for renovation, expansion or new construction. Make an appointment today.

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

**Asking Price** \$1,595,000  
**Address** 242 83rd Street  
**Bedrooms** 4  
**Full Baths** 1  
**Lavs** 1  
**Approx Year Built**  
**Lot Size** 62.5 x 110

**Remarks** Twelve houses from the beach and a short walk to Stone Harbor Recreation Center! You can use this well cared for single family for many years or build your dream home on this oversize 62.5 x 110 lot! This home has four bedrooms and 1.5 bathrooms. The master bedroom is on the lower level! Enjoy all the Stone Harbor activities that are a short walk away!

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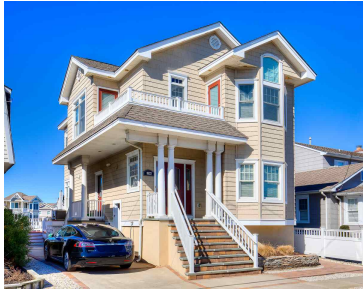
**Asking Price** \$1,695,000  
**Address** 46 W 18th Street  
**Bedrooms** 5  
**Full Baths** 3  
**Lavs** 0  
**Approx Year Built** 1973  
**Lot Size** 50'x110'

**Remarks** Must sell! Owner will consider all offers! This home features many designer upgrades along with a chic professional seashore décor that evokes the sand and surf. The rear deck wraps around the spacious living and family rooms and provides areas to chat, dine and recline in the sun! The kitchen has granite countertops, stainless steel appliances, hardwood flooring and custom cabinetry. The splendid master suite has a dressing room with custom cabinets and a granite topped vanity. As part of the Seascape community, there is also a beautiful pool that is

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**Asking Price** \$1,695,000  
**Address** 10707 Second Avenue  
**Bedrooms** 2  
**Full Baths** 1  
**Lavs** 0  
**Approx Year Built**  
**Lot Size** 50 x 100

**Remarks** Wonderful location for your future home in prestigious Stone Harbor. Located just one and a half blocks to the Beach and Bay. It is a short stroll into town that makes this ideal for your new memories to begin of the Beach life. Property is being Sold in "AS IS Condition". Seller warrants nothing.

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

**Asking Price** \$1,695,000  
**Address** 8523 Third Avenue  
**Bedrooms** 4  
**Full Baths** 3  
**Lavs** 0  
**Approx Year Built**  
**Lot Size** 35 x 80

**Remarks** This stunning home masterfully blends a contemporary style with quintessential Stone Harbor Bay-front living. As for Stone Harbor Bay-front property, this home is the pinnacle example of luxury and location. With stunning panoramic views of the basin you have the ability to relax and entertain on your private deck with access to the water for kayaking, swimming and paddle -boarding. In addition to the luxuries of your own Bay-front home , you are also conveniently located within a short distance to Stone Harbor's immaculate beaches and only a couple blocks

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**Asking Price** \$1,695,000  
**Address** 295 48th Street  
**Bedrooms** 2  
**Full Baths** 1  
**Lavs** 0  
**Approx Year Built**  
**Lot Size** 100 x 110

**Remarks** This Single family summer home can be used while you wait to build your dream home/compound, previously rented for the season for \$16,000. This unique 100x110 lot size will provide for an oversized foot print for new a home/compound easily allowing for 7000+ square foot of new home plus decks, pool and outbuildings. The maximum footprint of the new construction would be 2790, less if you were to add any outbuildings. Generous entertaining spaces inside and out allow for unique features otherwise not found in Avalon. The dune

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**Asking Price** \$1,699,000  
**Address** 73 W 14th Street  
**Bedrooms** 4  
**Full Baths** 3  
**Lavs** 0  
**Approx Year Built** 1989  
**Lot Size** 50 X 110

**Remarks** Only 1.5 blocks to the beach. This 4 bedroom 3 bath home with pool offers all a family needs. This is a perfect seashore getaway situated on a 50' X 110' lot with a family room/5th bedroom overlooking the in-ground pool. The house features 3 decks, family room with wet bar, large pool apron, central air, gas forced air heat, gas fireplace, cathedral ceilings and off-street parking. The homes first floor consists of entry foyer, 2 bedrooms, hall bathroom, laundry room and a family room with opening to a rear deck overlooking the pool. The second floor

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**Asking Price** \$1,750,000  
**Address** 10611 Second Avenue  
**Bedrooms** 4  
**Full Baths** 2  
**Lavs** 0  
**Approx Year Built** 1960  
**Lot Size** 50 x 110

**Remarks** Presently used as a single family, the first floor offers 2 bedrooms , 1 bath, living room, kitchen, dining area, enclosed front porch and rear patio. Second floor offers 2 bedrooms, 1 bath, eat in kitchen, living room and front & rear decks. Separate rear entrance to second floor from rear deck. Driveway offers off street parking for several cars. Sold unfurnished. Owner financing available.

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

**Asking Price** \$1,775,000  
**Address** 280 82nd Street  
**Bedrooms** 4  
**Full Baths** 3  
**Lavs** 1  
**Approx Year Built** 2003  
**Lot Size** 50' x 110'

**Remarks** You will be very impressed with the absolute pristine condition of this home that belies it's 2003 construction date. The upside down design allows four generous bedrooms, two of which are fabulous master suites with adjoining baths. The entry foyer is sun-filled due to the double front doors, ample windows and open design. French doors invite you to a large family room with tile floors, wet bar with granite top, refrigerator and access to a welcoming covered porch. Three bedrooms including a fabulous Jr. master, ensuite bath, hall bath and spacious laundry

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**Asking Price** \$1,795,000  
**Address** 298 50th Street  
**Bedrooms** 5  
**Full Baths** 2  
**Lavs** 0  
**Approx Year Built** 1970  
**Lot Size** 60 x 110

**Remarks** Oversized two story well built home situated on a 60 x 110 foot lot in the sought-after "high dunes" section of Avalon with direct beach path access on 50th Street. This spacious family home, built by it's current owner (never rented) features the optimal layout for multi-generational living, with a separate kitchen, living room, dining room and expansive decks on each floor. There is a wood burning fireplace in both living areas. The ground floor includes two large bedrooms and a full bath (recently renovated with a walk-in shower, with bench - perfect



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

**Asking Price** \$1,799,000  
**Address** 1478 Dune Drive  
**Bedrooms** 5  
**Full Baths** 4  
**Lavs** 0  
**Approx Year Built** 2004  
**Lot Size** 60x110

**Remarks** Wonderful open corner location in the desirable North End of Avalon. This 2004 built single family home boasts nearly 3100 sq ft including 5 spacious bedrooms & 4 baths. The first level offers a 2nd family room with fireplace and sliders leading to the first floor deck. Plus a fabulous wet bar area & laundry room. 3 large bedrooms & 2 full baths. The 2nd floor has a magnificent open feel with cathedral ceilings throughout. Custom kitchen cabinetry, hardwood floors, beautiful fireplace. One of the more wide open and spacious living/dining/kitchen

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**Asking Price** \$1,850,000  
**Address** 2749 First Avenue  
**Bedrooms** 4  
**Full Baths** 3  
**Lavs** 0  
**Approx Year Built**  
**Lot Size** 50x110 IRR

**Remarks** Sought after location and home only 1.5 blocks to the prime Avalon beaches. 1 block walk into town and all restaurants, activities and park. This spacious 5 bedroom home has room for the whole family. Enter into the first floor where there are two comfortable bedrooms, 1 Full Bath and laundry room, as well as den area. Upstairs consists of a large bedroom, full bath in the hall and a generous master suite with walk in closet, large master bath with separate Jacuzzi tub. The open floor plan offers a great room area with kitchen, dining, living rooms, with

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

**Asking Price** \$1,885,000  
**Address** 66 W 18th Street  
**Bedrooms** 6  
**Full Baths** 3  
**Lavs** 0  
**Approx Year Built** 1973  
**Lot Size** 50'x110'

**Remarks** This spectacular 6 bedroom 3 bath home has been completely remodeled with a flowing floor plan that creates an inviting living space. The gourmet kitchen with its soaring sky-lit ceiling integrates easily with the dining area, living room and family room, The home is decorated with a chic seashore décor that evokes the sand and surf. The large deck is accessed from the spacious living and family rooms and provides areas to chat, dine and recline in the sun! A private hot tub in the rear yard is a great place to relax all year. The splendid master suite has a

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

**Asking Price** \$1,895,000  
**Address** 261 58th street  
**Bedrooms** 5  
**Full Baths** 2  
**Lavs** 0  
**Approx Year Built** 1968  
**Lot Size** 60 x 110

**Remarks** Move in Ready ! Southend Avalon home featuring a Newly Renovated 5 bedrooms and 2 bath home. Entering the home into Spacious Family Room which leads into New Laundry room, with Washer and dryer and side entrance. 3 Well Decorated bedrooms. 2nd floor has an open Feature with Fireplace for cool or winter nights. Large living and dining rooms, which lead out to a Very Large 2nd floor deck. This may be one of the largest 2nd floor continuous decks in south end. Starts in the front and wraps all the way around to the rear yard. Great for

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

**Asking Price** \$1,895,000  
**Address** 2449 First Avenue  
**Bedrooms** 6  
**Full Baths** 3  
**Lavs** 1  
**Approx Year Built** 2004  
**Lot Size** 50' x 110'

**Remarks** This centrally located, 2003 built home offers a functional layout, upgraded finishes, and a short stroll to both the center of town and to the beach. The conventional floor plan offers a massive first floor entertaining space, with tall ceilings and easy slider access to the rear yard. The chefs kitchen is outfit with custom cabinets, granite countertops and a large peninsula island. Situated next to the dining area, these spaces both offer easy access to a rear slider, which leads to a huge, maintenance free deck that spans the width of the house and overlooks the rear

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

**Asking Price** \$1,949,000  
**Address** 152 26th  
**Bedrooms** 4  
**Full Baths** 3  
**Lavs** 1  
**Approx Year Built** 1992  
**Lot Size** 50x110

**Remarks** This is a great 4 bedroom, 3.5 bath single family, with first floor bonus room with sofa bed and TV, home located steps away from the town and only a short 2 1/2 blocks away from the beach. Boasting a traditional layout with living area having a 55" flat screen TV, wet bar, dining area with access to first floor deck and pool area, kitchen, powder room, . Spacious first floor deck overlooks the pool area and has new awning (2015) for shade and 55" FLAT SCREEN TV!! Pool area has gas grill for the BBQ enthusiast and double audio so you can watch the