

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

<b>Asking Price</b>	\$2,099,000
<b>Address</b>	4029 Dune Drive
<b>Bedrooms</b>	5
<b>Full Baths</b>	3
<b>Lavs</b>	0
<b>Approx Year Built</b>	
<b>Lot Size</b>	100x110

**Remarks** Are you someone who needs space? Do you want to build a new home with 7000 square feet of inside living, without giving up the space needed outside for patios and decks, a pool, cabana, and privacy? Then there are only a couple of lots to satisfy you in Avalon, and this is the least expensive. This oversized lot (110' x 100' ) is A short one-block walk to the 40th Street Beach Path, where you are on an uncrowded beach backed up by wide natural Dunes - one of the few beaches where rafting and surfing are allowed. Also, right across the street is a Park

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<b>Asking Price</b>	\$2,100,000
<b>Address</b>	25 E 11th Street
<b>Bedrooms</b>	4
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Year Built</b>	
<b>Lot Size</b>	50' X 110'

**Remarks** This beachblock Cape Cod style home is the 8th property back from the beach. It is a full size building lot with 50 feet of frontage and 110 feet in depth. The home is being sold as is. The detached garage will be demolished prior to the sale of this property. The Estate will not sign sale contracts until after February 24, 2020. Contact agent for details.

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<b>Asking Price</b>	\$2,395,000
<b>Address</b>	10 E 25th Street
<b>Bedrooms</b>	5
<b>Full Baths</b>	4
<b>Lavs</b>	0
<b>Approx Year Built</b>	1967
<b>Lot Size</b>	60' x 110'

**Remarks** Comfortable BEACHBLOCK expanded cape studio style home on a corner 60' x 110' lot. The lot is perfectly situated with the 110' heading east towards the beach. The home has undergone extensive renovations over the years. There are two bedrooms and a bath on the first floor and three bedrooms with three ensuite baths on the second floor. First floor has an exterior deck, fabulous 3 season sun porch, vaulted great room with fireplace and kitchen. There is a garage and hot tub in the rear yard. The home is in immaculate condition, ready for immediate

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<b>Asking Price</b>	\$2,750,000
<b>Address</b>	8221 First Avenue
<b>Bedrooms</b>	4
<b>Full Baths</b>	3
<b>Lavs</b>	2
<b>Approx Year Built</b>	2007
<b>Lot Size</b>	48' X 110'

**Remarks** Almost ocean front! Custom upside down style home with incredible 180 degree views of the dunes, beach, and ocean. Unique to find a home at this price point with a wide view of the horizon from the sun decks AND inside the house. Recent updates: interior painting, new carpets in bedrooms, new furniture in main living areas, and overall refreshed look by Complete Interiors. 4 bedrooms (plus a possible 5th sleeping area utilizing the 1st floor family room), 3 full baths, and 2 powder rooms. Conveniently located close to the hub of

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<b>Asking Price</b>	\$2,950,000
<b>Address</b>	162 76th Street
<b>Bedrooms</b>	5
<b>Full Baths</b>	2
<b>Lavs</b>	1
<b>Approx Year Built</b>	1968
<b>Lot Size</b>	60 x 110

**Remarks** Five bedroom home located 3 doors from the 76th street beach. The two story house offers a spacious floor plan with 2 large decks. There is ample room in the rear yard for the addition of a good size pool . The house has gas heat and 2 zone central air conditioning . This is the perfect house to use for a few summers until your ready to build that perfect beach house., or to be your long time beach home. The property has had limited rental activity last summer .Sold furnished and in as is condition..Located 5 houses from Dune Drive making for a very

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<b>Asking Price</b>	\$3,100,000
<b>Address</b>	65 E 15th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	7
<b>Lavs</b>	0
<b>Approx Year Built</b>	2006
<b>Lot Size</b>	50' x 110'

**Remarks** This BEAUTIFUL THREE STORY HOME is just 4th to the beach and offers 6 bedrooms, 7 full bathrooms & AWESOME OCEAN VIEWS greatly enhanced by underground utilities!! First floor includes a family room with access to the pool, bedroom # 1 with queen bed and private bath with access to the front deck; bedroom # 2 has 2 twin beds and a private bath. Also located on the 1st floor is a full bath and laundry room. On the 2nd floor enjoy the great room with vaulted ceilings, fireplace, kitchen with granite counter tops, center island, dining area, bedroom #

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<b>Asking Price</b>	\$3,295,000
<b>Address</b>	74 E 13th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	4
<b>Lavs</b>	0
<b>Approx Year Built</b>	1996
<b>Lot Size</b>	50' x 110'

**Remarks** This extensively renovated, expansive home sits THIRD BACK on one of the nicest beachblocks in Avalon. Underground utilities, beautiful homes, and a lack of rental properties are just a few reasons why this street is always in high demand. The property was expertly renovated by Brandywine Developers in 2016. The quality is evident immediately upon entering the front door, as a beautiful trim package lines the first floor and runs up the stair to the main entertaining space. The first level is comprised of three large bedrooms, two full bathrooms, a laundry room (with

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<b>Asking Price</b>	\$3,345,000
<b>Address</b>	190 75th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	6
<b>Lavs</b>	1
<b>Approx Year Built</b>	2004
<b>Lot Size</b>	60 X 110

**Remarks** Sensational three story, beachblock upside down home in absolute, pristine condition with ocean views on a street with underground utilities. The fabulous design allows expansive living space, 6 bedrooms all with private baths. The great room with soaring ceilings has beautiful hickory floors, stone fireplace, and expansive dining room. The gourmet kitchen has black absolute granite tops, custom cabinets with furniture grade elements and top of the line appliances such as Wolf 6-burner, duel fuel range, Sub-Zero fridge, 3 dishwasher drawers,

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<b>Asking Price</b>	\$3,449,000
<b>Address</b>	191 77th Street
<b>Bedrooms</b>	5
<b>Full Baths</b>	5
<b>Lavs</b>	2
<b>Approx Year Built</b>	2004
<b>Lot Size</b>	60' x 110'

**Remarks** Grand spaces, high end finishes and beautiful views are some of the very special features that make this custom, beachblock home a must see. Situated 7th from the beach on a south end, beach block with underground utilities, this location offers both a quiet beach and a short stroll to the restaurants, recreation parks, and beach bars around 80th Street. This well built and meticulously maintained home offers a great floor plan with spacious bedrooms, expansive entertaining areas on the first and second floors, as well as in the rear yard, powder rooms on

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<b>Asking Price</b>	\$3,500,000
<b>Address</b>	140 77th Street
<b>Bedrooms</b>	5
<b>Full Baths</b>	4
<b>Lavs</b>	1
<b>Approx Year Built</b>	1998
<b>Lot Size</b>	60 x 110

**Remarks** South Avalon - 3rd home from beach. Fantastic views of ocean and beach. Enjoy seashore living in this attractive, well-maintained, beautiful 5 bedroom, 4 1/2 bath, 3 story contemporary home. Other features include: Master bedroom suite entire 3rd floor with private deck, bathroom, & 2 walk-in closets. Three family rooms, spacious and open kitchen & dining area with light hardwood flooring, wall-to-wall carpeting throughout, gas fireplace, 1 car detached garage & Swimming pool. Sold furnished, less personal items.

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<b>Asking Price</b>	\$3,595,000
<b>Address</b>	17 84th Street
<b>Bedrooms</b>	4
<b>Full Baths</b>	3
<b>Lavs</b>	1
<b>Approx Year Built</b>	2017
<b>Lot Size</b>	40 x 110

**Remarks** Special BEACHBLOCK Opportunity, 2nd from the Beach Stone Harbor Property! Custom designed and built home that features Ocean views from the 1st floor decks, tremendous views from the front and back 2nd floor decks and from inside the home. Come hear the Ocean for yourself and feel the Ocean breezes. The home is 4 bedrooms, 3.5 baths with a first floor entertainment room with coffered ceiling that could be utilized as another bedroom. Custom finished on site weathered oak wood floors throughout the home as well as shiplap interior wall

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<b>Asking Price</b>	\$3,800,000
<b>Address</b>	9 E 28th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	6
<b>Lavs</b>	1
<b>Approx Year Built</b>	
<b>Lot Size</b>	60 x 110

**Remarks** One of Avalon's BEST beach blocks. This location is the heartbeat of the island with spectacular ocean views! The beach is just steps away...enjoy a life-guarded beach that is extra wide with plenty of room to spread out! This 4200 square foot 3 story custom home is being built by Osprey Custom Homes WWW.OSPREYBUILDS.COM. The photos attached are a rendering and the finished home will look similar. This lot has many options - You can purchase the lot at \$2.2m and build the home of your choosing and design or you can purchase this

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<b>Asking Price</b>	\$4,095,000
<b>Address</b>	6519 Dune Drive
<b>Bedrooms</b>	4
<b>Full Baths</b>	4
<b>Lavs</b>	1
<b>Approx Year Built</b>	RENOV 2014
<b>Lot Size</b>	100'x105'

**Remarks**

SOUTH END OVERSIZED BEACH BLOCK - 4TH HOME OFF BEACH-Landmark (pink) home at corner of 65th & Dune. This is a rare opportunity, 10,500sf beach block lot, ideally located on one of widest beaches on the island, mid-way between downtown Avalon and downtown Stone Harbor. The 65th St beach is a guarded beach, and neighborhood is residential only, easily one of the least crowded and widest beaches on the island.

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<b>Asking Price</b>	\$4,200,000
<b>Address</b>	25 and 35 E 11th Street
<b>Bedrooms</b>	4
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Year Built</b>	
<b>Lot Size</b>	100'X110'

**Remarks** This Beachblock Cape Cod home sits on 2 full size building lots and is the 7th property back from the beach. The lot dimensions are 100 feet of frontage and 110 feet in depth. The home is being sold as is. The Estate will not sign sale contracts until after February 24, 2020. Contact the agent for details.

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<b>Asking Price</b>	\$4,100,000
<b>Address</b>	135 77th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	5
<b>Lavs</b>	1
<b>Approx Year Built</b>	2000
<b>Lot Size</b>	60 x 110

**Remarks** Located 2nd from the Beach in the South End of Avalon, this magnificent 6 bedroom, 5 1/2 bath, 4,300 sq. ft. home is uniquely situated closer to the Beach than the other homes located 2nd from the beach in the south end of Avalon because of the location of the Dune Line which results in fabulous views from the rear of the property which because of the Dune Line Restriction has remained unobstructed and will almost certainly remain unobstructed due to the ownership of all lands East of the Dune Line being owned by the Borough. Other features

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<b>Asking Price</b>	\$4,295,000
<b>Address</b>	83 E 16th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	6
<b>Lavs</b>	1
<b>Approx Year Built</b>	2012
<b>Lot Size</b>	55' x 110'

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**Remarks** BEACH BLOCK SECOND HOME FROM THE OCEAN! Stunning three story, upside down style home with 6 bedrooms and 6.5 baths on a larger 55' X 110' lot. Astounding ocean views captured from the second and third floor living areas and ample sun decks. First floor offers an inviting covered porch entry, 2 large bedrooms, ensuite and hall baths, laundry room with beautiful cabinets, stone top and 2 Whirlpool Duet washers and dryers. The expansive, first floor family room has a large wet bar, painted cabinets, stone top, 2 beverage fridges and separate

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<b>Asking Price</b>	\$4,350,000
<b>Address</b>	198 72nd Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	6
<b>Lavs</b>	1
<b>Approx Year Built</b>	2018
<b>Lot Size</b>	65' x 110'

**Remarks** This brand new custom home, located just four homes from the beach, is constructed on one of the more unique south end of Avalon beach blocks. Situated across from the bird sanctuary, this very special location offers unrivaled privacy, both on the property and on the very secluded beach. The expansive 65 x 110 oversized lot allows for sprawling 4,700 square foot home with six bedrooms, six full bathrooms, a powder room and an elevator. Massive, 42' x 12' decks front 72nd Street on both the first and second floors, and offer beautiful views of the ocean

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<b>Asking Price</b>	\$4,495,000
<b>Address</b>	153 74th Street
<b>Bedrooms</b>	4
<b>Full Baths</b>	4
<b>Lavs</b>	2
<b>Approx Year Built</b>	2004
<b>Lot Size</b>	60x110

**Remarks** LOCATED NEXT TO THE BEACH FRONT, this is a First Class property in an exceptional, highly sought-after location! Being so close to the water, this is your opportunity to bask in the refreshing breeze and relax to the mesmerizing sights & soothing sounds of the ocean from various locations throughout the home...not just from a deck, as is the case with many properties that are located further from the beach. You'll enjoy great ocean views from the front & rear decks, the Living Area, and even while you prepare meals in the kitchen! There is a

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<b>Asking Price</b>	\$6,799,000
<b>Address</b>	168 67th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	5
<b>Lavs</b>	2
<b>Approx Year Built</b>	2018
<b>Lot Size</b>	70 x110

**Remarks** Avalon Elegance!! Move right into this home where each detail has been taken care for you with the fabulous team of Mark Asher - architect, D.L. Miner builders, MBM development, LLC. and decorated with the casual sophistication of Megan Gorelick interiors. Take advantage of this oversized 70 x100 sq. ft. lot and excellent views from the second home from the beach with power lines are underground for an unobstructed view. This home has the fit and finish of the islands finest artisans utilizing the the highest quality materials , including a superior chef's