

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

Asking Price	\$3,095,000
Address	74 E 13th Street
Bedrooms	6
Full Baths	4
Lavs	0
Approx Year Built	1996
Lot Size	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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Asking Price	\$3,295,000
Address	112 115th Street
Bedrooms	5
Full Baths	2
Lavs	1
Approx Year Built	
Lot Size	63 x 110

Remarks One of Stone Harbors most sought after beach block streets! 115th is very private and secluded surrounded by beautiful homes, all on oversized lots. This home 4th to the beach, situated on a 63 x 110 lot, affording great Ocean views from the front and rear of this location. The current home has been an excellent rental investment home for years, offering an upside -down layout having 5 large bedrooms and 2 full baths and a powder room. Large wrap around decks. This is the ideal location to build your dream home, affording over 3400sq ft. of

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Asking Price	\$3,995,000
Address	25 E 15th Street
Bedrooms	6
Full Baths	6
Lavs	1
Approx Year Built	2020
Lot Size	50' x 110'

Remarks One of the most sought after beach block locations in the north end of Avalon, this BRAND NEW home sits far enough removed from the center of Avalon to not feel the holiday traffic, yet close enough to quickly walk to your favorite bar, eatery or shop. This sprawling, custom home will offer three stories of living, six bedrooms, six full bathrooms, a powder room, an elevator and a beautiful rear yard entertaining area. The exterior will feature double-dipped cedar shingles, a cedar roof, Andersen windows, a gunite, rear-yard pool surrounded by pavers, and a paved

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Asking Price	\$4,095,000
Address	85 E 22nd Street
Bedrooms	4
Full Baths	3
Lavs	0
Approx Year Built	1964
Lot Size	55 x 110+

Remarks BEACH FRONT!! Treat yourself and your family to a mesmerizing sunrise to begin the day, refreshing breezes & panoramic views up & down the coastline! This OVERRSIZED 55x110+ "flag lot" is tucked-in off the street, which enhances the privacy! This well -cared for home is owner occupied, sold furnished and READY FOR YOUR IMMEDIATE ENJOYMENT! The Upside Down-style Floor Plan features 4 bedrooms + a large Family Room (or 5th bedroom), 3 bathrooms and a Laundry Room. Additional attractive features include: tons of off-street parking (the

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Asking Price	\$4,195,000
Address	65 E 17th Street
Bedrooms	5
Full Baths	5
Lavs	1
Approx Year Built	2007
Lot Size	50 x 110

Remarks This beautiful home is the third house to the beach on highly regarded 17th Street in Avalon! The close proximity to the beach combines with the low dune line & buried utility lines to yield a spectacular ocean view! What a better way to begin your day than seeing an awe inspiring sunrise from your private Master Suite! You can even see the ocean from the Kitchen, and of course the Living Area and the Southern-exposed deck! You'll surely be mesmerized by the soothing sight & sound of the ocean! This distinctive home was built by Zeigler Ranalli

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

Remarks 72ND STREET UTILITY WIRES SCHEDULED TO GO UNDER GROUND. CONSTRUCTION TO BEGIN IN Q2 2020. 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

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Asking Price	\$4,595,000
Address	181 114th Street
Bedrooms	6
Full Baths	5
Lavs	2
Approx Year Built	
Lot Size	60x110

Remarks This Brand New Beach block home, built by Harbaugh developers and David Bennett architects is truly one of a kind showplace! Situated on a 60 x 110 corner lot boasting 3300sq ft. of living space! Offering 6 bedrooms 5 full bathrooms and 2 powder rooms with great views of the ocean! The first floor having a master bedroom with large bathroom, double sink vanity and marble shower, Custom built bunk bedroom with charging stations and 2 more bedrooms with their own private marble bathrooms. A gracious size family room that leads to your

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Asking Price	\$4,699,000
Address	75 W 37th Street
Bedrooms	4
Full Baths	3
Lavs	0
Approx Year Built	1979
Lot Size	50 x 110

Remarks A RARE FIND! Oceanfront home offering 110 ft. along the beach plus the dune line across the street prevents homes from ever being built on, allowing for 50 ft. of unobstructed coastline views in the very desirable low dunes. Newer kitchen, 2 newer baths. First floor offers 3 bedrooms plus family room. Second floor offers master suite with unbelievable ocean views, along with a living room, dining area and kitchen. Room for a pool, or add a third floor, endless potential. Tenant occupied during summer season, shown by appointment only.

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Asking Price	\$4,895,000
Address	187 68th
Bedrooms	5
Full Baths	5
Lavs	2
Approx Year Built	2014
Lot Size	65x110

Remarks BEACHBLOCK GEM. This sprawling 4600 square foot home built by D.L. Miner on a prime oversized lot in the prestigious south end beach block of Avalon will take your breath away. Designed by the popular architect Mark Asher this New England style beauty has all the custom finishes inside and out to make it stand out from the rest. Beautifully furnished by the Summer House Design Group, you can move right in and not have to lift a finger. Entering through the magnificent five panel mahogany door you know you are in for something special. The first floor

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Asking Price	\$4,900,000
Address	92 E 23rd Street
Bedrooms	5
Full Baths	3
Lavs	0
Approx Year Built	1974
Lot Size	52' x 97'

Remarks CORNER BEACHFRONT HOME WITH SENSATIONAL BEACH AND CRASHING WAVES VIEWS. The low dune topography behind the boardwalk allows true ocean front views that are becoming more difficult to find due to the build up of the dunes. The home, designed by Oliveri Architects is an attractive two story upside down style with 5 bedrooms and 3.5 baths. There are beautiful new homes being built both next door and behind this home adding value to the block. First floor has a spacious sunlit entry foyer, 3 bedrooms, hall bath and a laundry room. The second

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Asking Price	\$5,495,000
Address	8808 First Avenue
Bedrooms	8
Full Baths	4
Lavs	0
Approx Year Built	
Lot Size	50' x 185'

Remarks This extraordinary oceanfront property is a one of a kind combination of a premium location, an oversized, 9,250 square foot lot, a 4-story structure that is still able to be expanded approximately 1,200 square feet, all while housing one of Stone Harbor's most memorable homes. Known as the Oceanview Lodge, this very special home was first constructed in 1910, and extensively renovated over the past 15 years by Craig Otton. The charm is immediately overwhelming upon entering the property from the sidewalk, as the fenced-in yard features lush,

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Asking Price	\$5,695,000
Address	101 114th Street
Bedrooms	5
Full Baths	4
Lavs	1
Approx Year Built	
Lot Size	50x110

Remarks A true embodiment of serene beachfront charm, this five bedroom, four and one half bath home is being offered in a red-hot Stone Harbor market. Peacefully nestled in the dunes of beautiful Stone Harbor, with spectacular unobstructed ocean views, here is the perfect platform for you and your family to enjoy the soothing sounds of Stone Harbor's white sandy beaches. With unfettered 114th street beach access and a staggering 110 foot frontage facing the ocean you will be hard-pressed to find a better beach-front vacation home with such

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Asking Price	\$5,995,000
Address	101 113th Street
Bedrooms	5
Full Baths	3
Lavs	2
Approx Year Built	1991
Lot Size	66x100

Remarks Ultramodern designed home on a spectacular Beach Front lot with 100' beach frontage in Stone Harbor's quiet South end. Situated on one of Stone Harbor's widest beaches, you will be truly stunned by the unparalleled ocean and beach views through floor to ceiling windows from the great room, kitchen and master bedroom suite plus two second floor decks. In addition there is a mahogany and oak staircase leading to a third level observation loft opening on to an over sized roof top deck with unbelievable views and a place to observe the magnificent

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Asking Price	\$6,250,000
Address	177 68th Street
Bedrooms	6
Full Baths	6
Lavs	2
Approx Year Built	2018
Lot Size	70 x 110

Remarks Looking for that one of a kind South Avalon Beach block location? Look no further than this completely custom designed home located 3rd off the beach, affording phenomenal ocean views with the space and comfort of luxury living. This very special location offers incomparable privacy, both on the property and on the very secluded beach. The expansive 70 x 110 oversized lot allows for a sprawling 4,880 square foot home with a 4-stop elevator. The extras not typically found in a new home are abundant: 3 sets of washers and dryers (two sets on the first

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Asking Price	\$6,495,000
Address	86 E 23rd Street
Bedrooms	6
Full Baths	6
Lavs	2
Approx Year Built	2020
Lot Size	58 X 110+

Remarks A special pre-construction offering. Beachfront masterpiece designed by Mark Asher and built by Tom Welsh. One of a kind custom home on an oversized 58 X 110 lot with a 13 X 52 ft. private driveway (not an easement). With 6 bedrooms, 6 full baths, 2 powder rooms, 4 stop elevator, large in-ground pool, and Cabana, this home will be on the larger side at a commanding 4831 Sq feet of living space, not including the detached Cabana / Storage building. Unbelievable unobstructed ocean views from multiple levels. Hang out by the big pool, or

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Asking Price	\$7,995,000
Address	141 65th Street
Bedrooms	6
Full Baths	5
Lavs	2
Approx Year Built	2008
Lot Size	60' x 110'

Remarks This extraordinary OCEANFRONT opportunity is too good to be true. A sprawling, 12 year old, 4,600 square foot home located on one of the best beach blocks in the south end of Avalon. 110' of ocean frontage overlooking an irregularly low dune topography (particularly when weighed against other south end streets) creates some of the most dramatic beach and ocean vistas found anywhere on 7 Mile Island. The optionality of this property, at this price, is what makes this opportunity so special. The beautiful home was recently improved to soften the color

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Asking Price	\$8,495,000
Address	5609 Dune Drive
Bedrooms	5
Full Baths	5
Lavs	1
Approx Year Built	1980
Lot Size	125 x 245

Remarks MAGNIFICENT HIGH DUNE OCEANFRONT PROPERTY WITH SPECTACULAR VIEWS OF DUNES, BEACH, AND OCEAN AND UNIQUE PRIVACY! ONE OF ONLY ELEVEN PROPERTIES IN THE HIGH DUNES. Lot Size: 125' x 245' plus. Buyer has 3 options: 1. Live in existing three story home which has 4,528 square feet; 2. Expand existing three story home to approximately 7,361 square feet (MAIN PICTURE IS ARTIST'S RENDERING OF WHAT NEW HOME ON EXISTING FOOTPRINT WOULD LOOK LIKE); 3. Demolish existing home and build a new 3 story home

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

Asking Price	\$10,775,000
Address	102 119th Street
Bedrooms	6
Full Baths	6
Lavs	2
Approx Year Built	
Lot Size	60 x 110

Remarks This brand new stunningly beautiful beach front home is outstanding with its contemporary craftsman charm and pragmatic architectural sensibility. Developed by the highly sought after archistavest developers, this home is tucked in the dunes of beautiful Stone Harbor overlooking her pristine white sandy beaches. With a mission to elevate their properties to their highest potential, archistavest delivers in this fully appointed 6 bedroom 6 and two half bath masterpiece. With unmatched balcony beach views and vistas along the vast