

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

**Asking Price** \$319,500  
**Address** 9511 Sunset Drive #203  
**Unit** 203  
**Bedrooms** 1  
**Full Baths** 1  
**Lavs** 0  
**Approx Living Sq. Ft.**  
**Approx Year Built**

**Remarks** Most Inexpensive Bayfront Condo in Stone Harbor! This one bedroom, one bath Bayfront Condo has a Perfect Location. Living Room/Dining Area/Kitchen that has 24/7 Bay and Sunset views. An assigned parking spot on 96th St is RARE! It is located on the Second Floor for great Views! Building has had upgrades every year. Newer Cooling Tower and Gas Heater, Security System, Elevator & Mechanical Room Improvements, Newer Deck and Floating Dock, Pilings, Outside Shower, Powder Room, lobby to mention a few of the improvements. The \$1500 quarterly fee includes electric, gas, water/sewer for

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**Asking Price** \$375,000  
**Address** 9511 Sunset Drive  
**Unit** 201  
**Bedrooms** 1  
**Full Baths** 1  
**Lavs** 0  
**Approx Living Sq. Ft.** 494  
**Approx Year Built** 1975

**Remarks** If you enjoy sunsets, you will love this beautifully renovated bay front condo! This is a 1 bedroom unit with a functional layout located on the first level of residence offering easy access from both the elevator and stairwell. A spacious bedroom with seashore décor leads to a hall with full bath and linen closet. A completely renovated kitchen (2017) and open family room with endless bay views highlight this property. Imagine your morning on your balcony overlooking the water then enjoying a day on the beach or strolling through downtown Stone Harbor, and then walking home for the evening sunset all without

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

**Asking Price** \$680,000  
**Address** 9501 Sunset Drive  
**Unit** 11  
**Bedrooms** 2  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.**  
**Approx Year Built**

**Remarks** Bayfront condo living in Stone Harbor at it's finest! This 2nd floor, Bayfront Condominium offers high end amenities with amazing sunset and water views from your very own chic living, dining and kitchen area. The sun filled living area was recently refurnished by the owners and the bedrooms have been updated with the most beautiful touches! Although, you are just steps away from town, where you can enjoy shopping, eating, biking, swimming, movies, and so much more, you will find yourself also relaxing at your condo, prepping that family meal in your newly designed kitchen, which provides soft

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**Asking Price** \$689,000  
**Address** 9501 Sunset Drive  
**Unit** 2  
**Bedrooms** 2  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 862  
**Approx Year Built**

**Remarks** Enjoy water front living at it's best! This 1st floor condo was taken down to the studs and had a total renovation. Your assigned parking spot is right next to the steps to your front door. You can park and walk everywhere. The wonderful shops, fabulous restaurants, movie theater, ice cream and the iconic Fred's, all just a short stroll away. Spacious master bedroom with fully tiled bath and walk in shower, another bedroom and another full bath in the hall. The views to the water from the living and dining area are spectacular with a wall of windows on the west. A large pier and dock for fishing

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**Asking Price** \$709,000  
**Address** 2110 Ocean Drive  
**Unit** B  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 1008  
**Approx Year Built** 1972

**Remarks** BAYFRONT LIVING AT A FANTASTIC PRICE!! Relax on your private 2nd Floor sundeck and enjoy the nautical ambiance as boats, kayaks & paddle boarders pass-by! You'll love the fantastic views and breezes and you'll surely appreciate this ideal park-n-walk location! Highlights include: 3 bedrooms and 2 bathrooms (including a Master Suite), granite countertops, hardwood flooring throughout, tile flooring in the kitchen, dining area & bathrooms, 2 sliding doors to help maximize the fantastic views up & down the channel, a large deck off the Living & Dining Areas, a brand new bulkhead (a huge

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

**Asking Price** \$725,000  
**Address** 378 83rd Street  
**Unit** 6  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 1456  
**Approx Year Built** 1985

**Remarks** Lovely, 3 bedroom 2 bath bay front condo with direct bay views and stunning sunsets. A bright and spacious living area with renovated open concept kitchen granite counter tops and large dining island opens to large family room and private deck overlooking the bay. This unit features a large master bedroom with beautiful bay views and private bath. Two other large bedrooms and bathroom with separate laundry space with stackable washer and dryer. Three sides of natural light through new windows makes this end unit a must see. The ground level of the condominium offers two off-street parking

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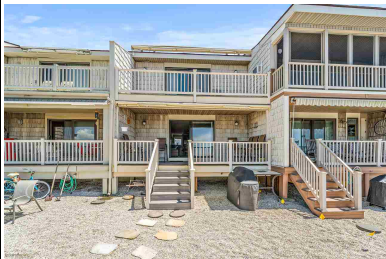
**Asking Price** \$799,000  
**Address** 10009 Sunset Drive  
**Unit** 5  
**Bedrooms** 2  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.**  
**Approx Year Built** 1985

**Remarks** STONE HARBOR BAYFRONT CONDO WITH UNOBSTRUCTED SUNSET VIEWS! Situated in one of Stone Harbor's most sought-after residential neighborhoods, this spacious, chic and pristine two bedroom and two bath condo offers stylish living space. The light-filled living areas feature hardwood floors and two sets of sliders to a spacious, covered, private deck from the living room, dining area and kitchen that enjoy central air conditioning. The beautiful kitchen has granite countertops with bar seating as well as Jenn-Air French Door refrigerator, GE Profile microwave, dishwasher, and electric cook top. The

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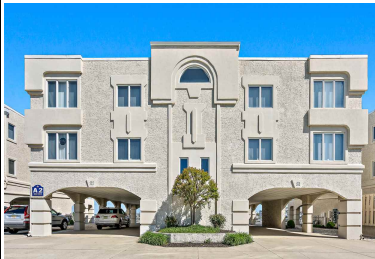
**Asking Price** \$895,000  
**Address** 1127 Stone Harbor Boulevard  
**Unit** B-32  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 1469  
**Approx Year Built** 1998

**Remarks** BAYFRONT PENTHOUSE AT BEAUTIFUL HARBOR LANDINGS. Third floor unit with spectacular open water, wetland and sunset views from inside the unit as well as from the expansive waterfront sun deck. The ground floor elevator entrance whisks you up to the front door of the unit and into a tiled great room with open floor plan, gas fireplace and spacious kitchen. The kitchen center island is fabulous for entertaining as you look out to the astounding view. The great room flows to the open sun deck. The master suite is also waterfront and has a large master bath with spa tub. There are two additional private

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

**Asking Price** \$1,179,000  
**Address** 1574 Ocean Drive  
**Unit** 1574  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 1  
**Approx Living Sq. Ft.**  
**Approx Year Built** 1978

**Remarks** Desirable fee simple bayfront townhouse. This is not a rental property. Sunset views, floating dock, 1 boat slip, 2 bayside decks, master bedroom and living area on the bay, newer bulkhead, assigned off street parking for 2 cars, walking distance to beach and town, no condo fees. Property recently improved with additions of new roof and A/C..... Yup!!! It's all here waiting for you; see this property today!!

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

**Asking Price** \$1,199,000  
**Address** 1100 Ocean Drive  
**Unit** 203  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 1608  
**Approx Year Built** 1988

**Remarks** Commodore Bay Club. The most sought-after bay front living on the Island. This unit is positioned so with the third floor covering and its location in the complex that the blinds can stay open all day to enjoy the spectacular views, unlike some of the other units. This mariner floor plan includes three (3) bedrooms and two (2) full baths and is positioned for superior views of the open water, wetlands and dynamic sunsets due to the position of the unit in relation to the channel (there is an osprey nest right out front). Commodore Bay Club is a luxurious waterfront community adjacent to a first class 110

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

**Asking Price** \$1,225,000  
**Address** 1100 Ocean Drive  
**Unit** 312  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 1682  
**Approx Year Built** 1988

**Remarks** Commodore Bay Club Condominium, the most elite bayfront address on Seven Mile Island. The "Seafarer" Unit # 312 which is one of only 4 top floor units offering 56 feet of water frontage and living area under roof with a deck of 43 feet of frontage, there are no other condominiums with this exclusive private deck or water frontage! The bonus room can be seating area, sleeping area or dining. The "Mariner" units only offer 26 feet of bay frontage or deck space, why settle for less? A discounted boat slip is available at the 110 slip marina plus you have private sheltered and secured storage, 2-3 car parking

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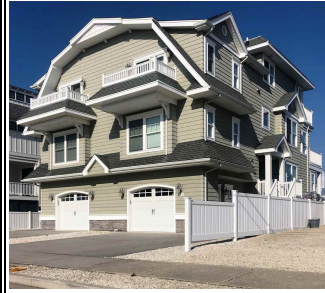
**Asking Price** \$1,349,000  
**Address** 1210 Ocean Drive  
**Unit** 1210  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 1  
**Approx Living Sq. Ft.** 1720  
**Approx Year Built** 1981

**Remarks** THIS BAY FRONT TOWNHOME OFFERS PANORAMIC VIEWS OF THE BAY & WETLANDS AND A SUNSET TO END EACH DAY! This spacious property has so much to offer! The location is only a short walk to town and 4 blocks from the beach. The Public Recreation area is located across the street (spanning from 8th Street to 12th Street) and the open space exudes an open, uncongested feel and provides a path for refreshing ocean breezes! For boaters & kayaking, you have quick & convenient access to the Intra Coastal Waterway and the ocean. The property features an extraordinary 45 foot deep

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**Asking Price** \$2,200,000  
**Address** 375 24th Street  
**Unit** 0  
**Bedrooms** 4  
**Full Baths** 4  
**Lavs** 0  
**Approx Living Sq. Ft.** 2082  
**Approx Year Built** 2008

**Remarks** Living on the Bay is such a fun experience! Swimming off the dock area, boating, jet skiing, fishing, crabbing. Always something to keep everyone in the family involved. The Home was built by Tom Welsh and is multilevel which ensures a lot of privacy. Well designed and maintained home. Air Conditioning Units are 1 year new. Gas Furnace is also newer. Four spacious Bedrooms, 4 Baths, 4 Decks, 2 Boat Slips. Bring your Family to see their new Family Home! \*Jet Ski Ramps are not included as well as some furniture exclusions, see associated docs for photos.

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

**Asking Price** \$2,395,000  
**Address** 885 21st Street  
**Unit** 885  
**Bedrooms** 5  
**Full Baths** 5  
**Lavs** 1  
**Approx Living Sq. Ft.**  
**Approx Year Built** 2019

**Remarks** The Site - A true waterfront fishing, sailing, watercraft, and boater's paradise located at the end of the 21st Street peninsula on the intra-coastal waterway in Avalon New Jersey. This magnificent site is one of the most picturesque big water locations in all of South Jersey. Situated at the end of Pennsylvania Harbor at the Intracoastal waterway, this property affords huge bayfront water views as well as the natural waterfowl habitat of Cedar Island and Island in the Sun. Blue Herons, egrets, cormorants, terns, laughing gulls, gannets, ducks, geese and a plethora of other shore birds and animals

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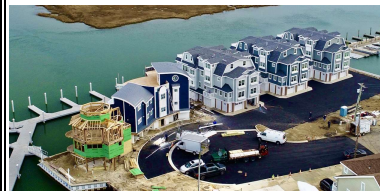
**Asking Price** \$2,395,000  
**Address** 887 21st Street  
**Unit** 887  
**Bedrooms** 5  
**Full Baths** 5  
**Lavs** 1  
**Approx Living Sq. Ft.**  
**Approx Year Built** 2019

**Remarks** The Site - A true waterfront fishing, sailing, watercraft, and boater's paradise located at the end of the 21st Street peninsula on the intra-coastal waterway in Avalon New Jersey. This magnificent site is one of the most picturesque big water locations in all of South Jersey. Situated at the end of Pennsylvania Harbor at the Intracoastal waterway, this property affords huge bayfront water views as well as the natural waterfowl habitat of Cedar Island and Island in the Sun. Blue Herons, egrets, cormorants, terns, laughing gulls, gannets, ducks, geese and a plethora of other shore birds and animals

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

**Asking Price** \$2,395,000  
**Address** 889 21st Street  
**Unit** 889  
**Bedrooms** 5  
**Full Baths** 5  
**Lavs** 1  
**Approx Living Sq. Ft.**  
**Approx Year Built** 2019

**Remarks** The Site - A true waterfront fishing, sailing, watercraft, and boater's paradise located at the end of the 21st Street peninsula on the intra-coastal waterway in Avalon New Jersey. This magnificent site is one of the most picturesque big water locations in all of South Jersey. Situated at the end of Pennsylvania Harbor at the Intracoastal waterway, this property affords huge bayfront water views as well as the natural waterfowl habitat of Cedar Island and Island in the Sun. Blue Herons, egrets, cormorants, terns, laughing gulls, gannets, ducks, geese and a plethora of other shore birds and animals

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**Asking Price** \$2,395,000  
**Address** 891 21st Street  
**Unit** 891  
**Bedrooms** 5  
**Full Baths** 5  
**Lavs** 1  
**Approx Living Sq. Ft.** 3026  
**Approx Year Built** 2019

**Remarks** The Site - A true waterfront fishing, sailing, watercraft, and boater's paradise located at the end of the 21st Street peninsula on the intra-coastal waterway in Avalon New Jersey. This magnificent site is one of the most picturesque big water locations in all of South Jersey. Situated at the end of Pennsylvania Harbor at the Intracoastal waterway, this property affords huge bayfront water views as well as the natural waterfowl habitat of Cedar Island and Island in the Sun. Blue Herons, egrets, cormorants, terns, laughing gulls, gannets, ducks, geese and a plethora of other shore birds and animals