

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



Address **261 44th Street**  
Asking Price **\$2,544,000**  
Contract Date **6/6/2020**  
Sold Price **\$2,500,000**  
Lot Size **50x110**  
Remarks **This tastefully modern Avalon beach home masterfully exudes impeccable attention to detail along with an abundance of luxury amenities you would be hard-pressed to find in any other home on the market today. This 6 bedroom, 5 and one half**

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MLS # 186592  
Address 4208 Bayberry Drive  
Asking Price \$2,549,000  
Lot Size 100 x 110  
Sold Price  
Closing Date 8/21/2020

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Address	8669 <del>Amherst</del> <del>Dr</del> among your facade. You enter to a
Unit	81 very well lit foyer with elevator access hardwood
Asking Price	\$2,595,000 throughout and exceptional wainscoting.
Sold Price	Perpendicular to your foyer you have a long corridor
Closing Date	9/25/2020 offering three full bedrooms and two full baths
Remarks	This large 1st floor is a true showstopper. It has been designed to take advantage of the large windows and large private floor reveals a spacious living room with fireplace

**Address** 261 60th Street  
**Asking Price** \$2,695,000  
**Contract Date** 6/8/2020  
**Sold Price**  
**Lot Size** 60' x 110'  
**Remarks** ELABORATELY RENOVATED UPSIDE DOWN STYLE HOME JUST COMPLETED. Extensively remodeled home with 5 bedrooms and 4 stunningly custom tiled bathrooms within 1.5 blocks to the island's best

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Address **140 105th Street**  
Asking Price **\$2,799,000**  
Contract Date **6/22/2020**  
Sold Price  
Lot Size **79 x 110**  
Remarks **This quaint classic beach home is situated on a very rare 79 x 110 lot in one of Stone Harbors most sought after locations. The possibilities with this unique property are endless. The existing home has**

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Address **4804 Fourth Avenue**  
Asking Price **\$3,100,000**  
Contract Date **6/25/2020**  
Sold Price  
Lot Size **60x250**  
Remarks **Exceptional views will always be enjoyed and appreciated from this outstanding Avalon lagoon setting. Positioned just five homes from the end of Fourth Avenue this 60x250 lot provides westerly**

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Address **114 110th Street**  
 Asking Price **\$3,295,000**  
 Contract Date **6/13/2020**  
 Sold Price  
 Lot Size **57 x 100**  
 Remarks **This stunning home masterfully blends a modern craftsman style with quintessential Stone Harbor beach living. 114 110th Street is the pinnacle example of luxury and location. Just a stones throw to the 110th street Beach you are offered stunning**

elevated views of the ocean. In addition to the luxuries of your own modern beach home, you are also conveniently located within a short distance to Stone Harbor's immaculate beaches and only a short ride to the coveted town center. Here you have first -class shopping, dining and entertainment. Curb appeal is everything with this exemplary façade that marries beautiful blue cedar shake siding, a strong



Address **5402 Dune Drive**  
 Asking Price **\$3,395,000**  
 Contract Date **6/12/2020**  
 Sold Price  
 Lot Size **80x100**  
 Remarks **BRAND NEW CUSTOM CORNER HOME WITH BAY VIEWS. Stunning 3 story, Avalon Upside Down Style home with 6 spacious bedrooms and 6.5 baths. The OVERSIZED corner lot measuring 80' x 100' allows**

Address **123 7th Street**  
 Asking Price **\$3,295,000**  
 Contract Date **6/17/2020**  
 Sold Price  
 Lot Size **50' x 110'**  
 Remarks **SENSATIONAL OCEAN VIEWS INCLUDING THE ATLANTIC CITY SKYLINE AS FAR AS THE EYE CAN SEE!!! Beautiful 3 story upside down style home with five bedrooms and five full baths. The**

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Address **17 84th Street**  
 Asking Price **\$3,450,000**  
 Contract Date **6/20/2020**  
 Sold Price  
 Lot Size **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**

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Address **35 East 17th Street**  
 Asking Price **\$3,950,000**  
 Contract Date **6/2/2020**  
 Sold Price **\$3,650,000**  
 Lot Size **50 x 110**  
 Remarks **BEAUTIFUL BEACH BLOCK HOME offering an ocean view, private pool, an elevator and easy walking distance to town! The home offers a spacious "7" bedroom floor plan, which is uncommon - in all of**

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Address **472 22nd Street**  
 Asking Price **\$3,695,000**  
 Contract Date **6/6/2020**  
 Sold Price  
 Lot Size **40 x 130**  
 Remarks **ACT NOW to take advantage of this uncommon opportunity to enjoy a brand new, single-family bayfront home on Princeton Harbor! The captivating bayfront lifestyle will be the foundation of memories**

**FERGUSON-DECHERT, INC****Main: 609-967-4200****Address** **65 S Pelican Drive****Asking Price** **\$3,795,000****Contract Date** **6/26/2020****Sold Price****Lot Size** **69' x 155'****Remarks** **This extraordinary Avalon Fingers bayfront site is uniquely positioned at the base of Tarpon Lagoon and features both expansive southerly and easterly views and quick access to fast water. Tarpon Lagoon is so special in part because of how wide**

and long the water view is behind the home, particularly when compared to other Fingers locations that have a more marsh-centric view.

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Whether you are watching the sun rise over the calm

**Address** **4099 Bayberry Drive****Asking Price** **\$10,450,000****Contract Date** **6/18/2020****Sold Price****Lot Size** **100 x110****Remarks** **GAME CHANGER! Luxury Oceanfront Masterpiece situated on a 100' x 110' foot lot with a sprawling 6,700 square foot home and detached garage just completed! This custom home is located on Avalon's****FERGUSON-DECHERT, INC****Main: 609-967-4200****Address** **4718 Ocean Dr****Asking Price** **\$5,995,000****Contract Date** **6/2/2020****Sold Price** **\$5,900,000****Lot Size** **15002****Remarks** **Welcome to 4718 Ocean Drive. This brand new custom BAYFRONT home is designed by Mark Asher and built by Winfield Developers. You will marvel at the quality of workmanship and the**