

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

|                          |                   |
|--------------------------|-------------------|
| <b>Asking Price</b>      | \$775,000         |
| <b>Address</b>           | 16 Seabreeze Lane |
| <b>Bedrooms</b>          | 4                 |
| <b>Full Baths</b>        | 3                 |
| <b>Lavs</b>              | 0                 |
| <b>Approx Year Built</b> | 1991              |
| <b>Lot Size</b>          | 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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|--------------------------|-------------------|
| <b>Asking Price</b>      | \$839,000         |
| <b>Address</b>           | 38 Seabreeze Lane |
| <b>Bedrooms</b>          | 4                 |
| <b>Full Baths</b>        | 3                 |
| <b>Lavs</b>              | 1                 |
| <b>Approx Year Built</b> | 2000              |
| <b>Lot Size</b>          | 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

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|                          |                      |
|--------------------------|----------------------|
| <b>Asking Price</b>      | \$869,000            |
| <b>Address</b>           | 448 Avalon Boulevard |
| <b>Bedrooms</b>          | 4                    |
| <b>Full Baths</b>        | 4                    |
| <b>Lavs</b>              | 0                    |
| <b>Approx Year Built</b> | 2005                 |
| <b>Lot Size</b>          | 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

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|                          |                      |
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| <b>Asking Price</b>      | \$895,000            |
| <b>Address</b>           | 580 Avalon Boulevard |
| <b>Bedrooms</b>          | 4                    |
| <b>Full Baths</b>        | 3                    |
| <b>Lavs</b>              | 1                    |
| <b>Approx Year Built</b> | 2017                 |
| <b>Lot Size</b>          | 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

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|                          |                   |
|--------------------------|-------------------|
| <b>Asking Price</b>      | \$1,695,000       |
| <b>Address</b>           | 8523 Third Avenue |
| <b>Bedrooms</b>          | 4                 |
| <b>Full Baths</b>        | 3                 |
| <b>Lavs</b>              | 0                 |
| <b>Approx Year Built</b> |                   |
| <b>Lot Size</b>          | 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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|--------------------------|--------------------|
| <b>Asking Price</b>      | \$2,695,000        |
| <b>Address</b>           | 4465 Fourth Avenue |
| <b>Bedrooms</b>          | 5                  |
| <b>Full Baths</b>        | 3                  |
| <b>Lavs</b>              | 0                  |
| <b>Approx Year Built</b> | 1968               |
| <b>Lot Size</b>          | 60 X 250           |

**Remarks** Take the time to preview this lovely bayfront home located in the Lagoon section of Avalon. You can enjoy endless days fishing off the dock, paddle boarding and swimming in this protected section of the bay. The living, dining area and kitchen face the deck and bay. The ceiling is cathedral with a balcony for access to the upstairs bedrooms and baths. There is also a small deck next to the master bedroom. Access to the deck is from two sliders in the dining and living room area. The fixed dock area allows for two boat slips. There are three bedrooms and one

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|                          |                |
|--------------------------|----------------|
| <b>Asking Price</b>      | \$3,295,000    |
| <b>Address</b>           | 404 7th Street |
| <b>Bedrooms</b>          | 5              |
| <b>Full Baths</b>        | 3              |
| <b>Lavs</b>              | 1              |
| <b>Approx Year Built</b> | 2008           |
| <b>Lot Size</b>          | 95' x 110'     |

**Remarks** LET THE SUN SHINE IN!! Wonderful BAYFRONT upside down style home designed with an open floorplan to capture gorgeous water and inlet ocean views from BOTH sides of the home as well as inspiring sunsets from the bay side. A fabulous, oversized 95' x 110' bayfront lot with vinyl bulkhead allows 2 deep water boat slips and very easy access to Townsend Inlet. The home was designed to allow natural sunlight to gleam throughout. First floor allows 4 bedrooms and 2 baths, fabulous waterfront family room with wet bar with access to an expansive covered

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|                          |               |
|--------------------------|---------------|
| <b>Asking Price</b>      | \$3,495,000   |
| <b>Address</b>           | 315 58 Street |
| <b>Bedrooms</b>          | 5             |
| <b>Full Baths</b>        | 4             |
| <b>Lavs</b>              | 0             |
| <b>Approx Year Built</b> | 1992          |
| <b>Lot Size</b>          | 60 X 170      |

**Remarks** The best of both worlds – the privacy of BAY FRONT living and just a short walk to one of Avalon's most pristine beaches. Welcome home to the bay at 315 58th Street, Avalon with spectacular 180 degree open bay views. Situated on an over-sized 60 x 170 lot, this spacious bay front home is overflowing with spectacular views from every window. This upside down style seashore home features an open floor plan that offers five bedrooms, four full bathrooms, large family room plus an attached one car garage, floating dock and two boat slips. As

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|                          |                  |
|--------------------------|------------------|
| <b>Asking Price</b>      | \$3,599,000      |
| <b>Address</b>           | 7 Flamingo Drive |
| <b>Bedrooms</b>          | 7                |
| <b>Full Baths</b>        | 5                |
| <b>Lavs</b>              | 0                |
| <b>Approx Year Built</b> | 1975             |
| <b>Lot Size</b>          | 69x155IRR        |

**Remarks** Just listed for sale on Sailfish Lagoon in Avalon. This home, located at the crossroads of Pelican and Flamingo Drives has been lovingly maintained by the family for multiple generations. The property has unique and expansive views of Sailfish Lagoon and has dock space for your boat and other water toys. The first floor features a large master suite w/ sliders leading to the rear deck, walk-in closet and a large bathroom w/shower. The kitchen has been updated with new appliances, counters & cabinets and has counter seating. The dining area is perfect for

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|--------------------------|-------------------|
| <b>Asking Price</b>      | \$3,725,000       |
| <b>Address</b>           | 9715 Third Avenue |
| <b>Bedrooms</b>          | 5                 |
| <b>Full Baths</b>        | 3                 |
| <b>Lavs</b>              | 1                 |
| <b>Approx Year Built</b> |                   |
| <b>Lot Size</b>          | 60 x 110          |

**Remarks** LUXURY BAY FRONT HOME----- Almost New ! This 4 year old custom designed home features 5 Bedrooms, 3.5 baths with master bedroom suite on the 1st floor as well as the spacious living room, dining area and upscale kitchen. 2nd floor floor is 3 bedrooms , 2 baths plus den with wet bar and private deck. Located on Shelter Haven Basin provides deep water and easy access to the intracoastal waterway .....the dock layout is superb with boat slip, floating dock & jet ski/kayak launch. Location, Location. Location !!! Offering spectacular bay &

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| <b>Asking Price</b>      | \$3,775,000       |
| <b>Address</b>           | 4603 Fifth Avenue |
| <b>Bedrooms</b>          | 5                 |
| <b>Full Baths</b>        | 5                 |
| <b>Lavs</b>              | 2                 |
| <b>Approx Year Built</b> | 2006              |
| <b>Lot Size</b>          | 60 X 250          |

**Remarks** As soon as you enter thru the custom wood door of this distinctive Bayfront home you know you have entered a home that was designed and constructed as someone's personal Bayfront residence. Designed by Paul Kiss of Oliveri, Shusky and Kiss and perfectly executed by DL Miner Construction the quality and attention to detail is found in every space, floor and room of the home both inside and out. The sensational bay views are appreciated immediately as you enter through the open foyer and arched entry way into the great room. Well thought out

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|                          |                    |
|--------------------------|--------------------|
| <b>Asking Price</b>      | \$3,950,000        |
| <b>Address</b>           | 65 S Pelican Drive |
| <b>Bedrooms</b>          | 4                  |
| <b>Full Baths</b>        | 2                  |
| <b>Lavs</b>              | 0                  |
| <b>Approx Year Built</b> | 1973               |
| <b>Lot Size</b>          | 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. Whether you are watching the sun rise over the calm water in the lagoon or enjoying the fireworks on a Friday night, this is truly an idyllic setting. Additionally, the Lagoon is

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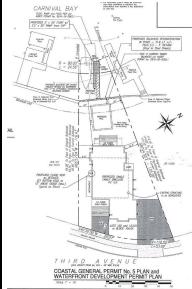
|                          |                    |
|--------------------------|--------------------|
| <b>Asking Price</b>      | \$3,995,000        |
| <b>Address</b>           | 4385 Fourth Avenue |
| <b>Bedrooms</b>          | 6                  |
| <b>Full Baths</b>        | 6                  |
| <b>Lavs</b>              | 2                  |
| <b>Approx Year Built</b> | 2019               |
| <b>Lot Size</b>          | 60' x 250'         |

**Remarks** This BRAND NEW, BAYFRONT, decorator furnished 6 bedroom and 8 bathroom home sits in the prestigious Fingers section of Avalon. The modern, cottage style home offers expansive entertaining spaces on the ground level, first floor and second floor, massive decks, and high end finishes throughout the home. A wide entry foyer with an extensive trim package including custom wainscoting and crown molding greets your guests after entering the front door. The first floor is filled with great spaces, including a bunk room and two other large

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|                          |                    |
|--------------------------|--------------------|
| <b>Asking Price</b>      | \$4,350,000        |
| <b>Address</b>           | 10529 Third Avenue |
| <b>Bedrooms</b>          | 5                  |
| <b>Full Baths</b>        | 6                  |
| <b>Lavs</b>              | 0                  |
| <b>Approx Year Built</b> | 2006               |
| <b>Lot Size</b>          | 73x110             |

**Remarks** This distinctive 5 bedroom 6 bath Bayfront home has been brilliantly designed to deliver the perfect balance of indoor and outdoor living on the coveted Carnival Bay lagoon in Stone Harbor. This waterfront location with 73' of bay frontage, 4 boat slips (2 deep water), 2- bayside 50' wide decks, roof top sunset view deck and bayside screened porch inspires Bayfront living. Recently dredged the Carnival Bay lagoon, adjacent waterway and 2 of the 4 slips were dug out to 6' below Mean Low Lower Water level allowing for larger watercraft to comfortably dock

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|                          |                        |
|--------------------------|------------------------|
| <b>Asking Price</b>      | \$4,495,000            |
| <b>Address</b>           | 10403 Third Ave Avenue |
| <b>Bedrooms</b>          | 5                      |
| <b>Full Baths</b>        | 5                      |
| <b>Lavs</b>              | 1                      |
| <b>Approx Year Built</b> | 2020                   |
| <b>Lot Size</b>          | 49' x 125'             |

**Remarks** Another magnificent new bay front home by Charles Street Developers, LLC! Replete with high end infrastructure and amenities throughout this custom 3,000 s.f. home / 6,029 s.f. lot faces south-west on the expansive Carnival Bay basin and will be move in ready for the prime summer 2020 season. 5 Bedrooms; 5.5 Baths; 12' x 20' Gunite Pool; All NJDEP CAFRA Permits and Army Corps. of Engineers approvals are in place for new house / pool and new bulkhead / ramp / floating dock with two large boat slips.

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|                          |                    |
|--------------------------|--------------------|
| <b>Asking Price</b>      | \$3,995,000        |
| <b>Address</b>           | 11219 Third Avenue |
| <b>Bedrooms</b>          | 5                  |
| <b>Full Baths</b>        | 4                  |
| <b>Lavs</b>              | 1                  |
| <b>Approx Year Built</b> |                    |
| <b>Lot Size</b>          | 51 x 130           |

**Remarks** Brand new custom Bayfront home having amazing sunset and wetland views. Overlooking Stone Harbors south end Sanctuary bay. Blaine Steinman designed hand crafted by Seashore Home builders this one of a kind Bayfront offers 5 bedrooms 4.5 baths. Having a custom gourmet kitchen with top of the line stainless appliances, hardwood floors throughout. A huge master suite with a covered porch overlooking the water. Ipe decking throughout, cedar shake exterior, mahogany ceiling porches, irrigated flower boxes. Custom interior trim package, azek

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|                          |                   |
|--------------------------|-------------------|
| <b>Asking Price</b>      | \$4,450,000       |
| <b>Address</b>           | 9 N Pelican Drive |
| <b>Bedrooms</b>          | 6                 |
| <b>Full Baths</b>        | 5                 |
| <b>Lavs</b>              | 1                 |
| <b>Approx Year Built</b> | 1994              |
| <b>Lot Size</b>          | 60' x 155'        |

**Remarks** EXTRAORDINARY ONCE IN A LIFETIME WATERFRONT LOCATION. Situated at the end of prestigious Pelican Drive, this three story, custom built upside down style home was designed to take advantage of the unobstructed views on THREE sides of the home. Enjoy the stunning water views up the channel, gorgeous sunrises, wildlife over the beautiful meadows and a fabulous sunset each evening. Situated as the last home on North Pelican Drive, you will enjoy a sense of privacy rarely found on our wonderful island. Don Zacker Architect designed

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|                          |                  |
|--------------------------|------------------|
| <b>Asking Price</b>      | \$5,995,000      |
| <b>Address</b>           | 5878 Ocean Drive |
| <b>Bedrooms</b>          | 6                |
| <b>Full Baths</b>        | 7                |
| <b>Lavs</b>              | 2                |
| <b>Approx Year Built</b> | 2004             |
| <b>Lot Size</b>          | 75X154 IRR       |

**Remarks** Situated on a 75' wide lot with over 6,400 SF of living space. A true one of a kind completely custom home with unequalled attention to detail and finish work. Featuring a total of 6 bedrooms 7 full bathrooms and 2 powder rooms accompanied by one of the island's largest private pools. This 40' x 19'8" pool with adjacent hot tub offers an ample sealed paver apron for lounging. A dressing room with a convenient full bath is outfitted with a washer and dryer, and a separate outside shower. Enjoy endless bay views from any of the 3 bayfront decks or from

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|                          |                  |
|--------------------------|------------------|
| <b>Asking Price</b>      | \$6,295,000      |
| <b>Address</b>           | 4718 Ocean Drive |
| <b>Bedrooms</b>          | 6                |
| <b>Full Baths</b>        | 5                |
| <b>Lavs</b>              | 3                |
| <b>Approx Year Built</b> | 2019             |
| <b>Lot Size</b>          | 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 attention to detail in every aspect of this grand estate. At over 5,300 sq ft this three story custom home will be sure to provide enough room for all generations of your family. There are 6 oversized bedrooms, 5 full baths, and 3 powder rooms. On the first floor you have two bedrooms with a jack and jill bath, one which offers bay views. The downstairs

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|                          |                 |
|--------------------------|-----------------|
| <b>Asking Price</b>      | \$6,500,000     |
| <b>Address</b>           | 403 20th Street |
| <b>Bedrooms</b>          | 6               |
| <b>Full Baths</b>        | 6               |
| <b>Lavs</b>              | 3               |
| <b>Approx Year Built</b> | 2014            |
| <b>Lot Size</b>          | 75x130          |

**Remarks** This spectacular Bayfront retreat is the epitome of living the high life on the bay. Located along the quiet waterway overlooking the Cedar Island preserve this 5200 square foot four story home sits on an expansive 75' wide lot allowing for an amazing Bayfront expanse for all of your bay toys. Boaters will love this location with deep water slips (3) and Jet Ski ramp. Direct, quick access to the Great Channel makes ocean fishing and waterskiing easy to enjoy. The kids will love fishing and crabbing off the floating docks or floating along the water on

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|                          |                      |
|--------------------------|----------------------|
| <b>Asking Price</b>      | \$6,700,000          |
| <b>Address</b>           | 11801 Paradise Drive |
| <b>Bedrooms</b>          | 7                    |
| <b>Full Baths</b>        | 7                    |
| <b>Lavs</b>              | 2                    |
| <b>Approx Year Built</b> | 2020                 |
| <b>Lot Size</b>          | 66'x155'             |

**Remarks** This is the property you have been dreaming of.... This amazing location is one of a kind with tremendous Bay and Ocean views. This Blane Steinman Designed home is being built by Mike Rennie Construction to be one of the most sought after bay-front homes in Stone Harbor. The home sits on a 66' by 155' lot that allows for a generous floor plan. The home will have 7 bedrooms and 7 Baths, but will also have 2 large living spaces in addition to the raised deck, pool and hot tub. The home is going to have a first floor family room off of the Pool and bay.

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|                          |                   |
|--------------------------|-------------------|
| <b>Asking Price</b>      | \$6,950,000       |
| <b>Address</b>           | 35 SEA GULL Drive |
| <b>Bedrooms</b>          | 5                 |
| <b>Full Baths</b>        | 4                 |
| <b>Lavs</b>              | 1                 |
| <b>Approx Year Built</b> | 2000              |
| <b>Lot Size</b>          | 91X135            |

**Remarks** MAGNIFICENT WATERFRONT RESIDENCE ON COVETED FINGER'S LAGOON SECTION OF AVALON'S FINEST BAY FRONT LOCATION! Immerse yourself into designer luxe living in this pristine and stunning waterfront furnished home with 5 bedroom 4.5 bathroom The home situated on the POINT bayfront location on a quiet cul-de-sac and perfect for year round or seasonal waterfront lifestyle. The home was custom built by popular builder for his own residence. Gorgeous entrance with elegant dining area and bay views, custom kitchen with marble

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|                          |                  |
|--------------------------|------------------|
| <b>Asking Price</b>      | \$6,990,000      |
| <b>Address</b>           | 5024 Ocean Drive |
| <b>Bedrooms</b>          | 6                |
| <b>Full Baths</b>        | 5                |
| <b>Lavs</b>              | 2                |
| <b>Approx Year Built</b> | 2006             |
| <b>Lot Size</b>          | 90 X 290         |

**Remarks** Live the life in Avalon in this one-of-a-kind three story bright & open 7,697 sq. ft. bayfront property with unobstructed water and sunset views on an oversized 90'x 290' lot. This luxurious home not only provides bayfront living at its best, but is just steps to a beach path that leads to the exclusive Avalon high dune beach allowing the best of the bay and the beach. Experience the bayfront lifestyle including swimming, boating jet skiing and never-ending water and sunset views. Your outside exquisite living does not end with the bay and beach. You will