

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

<b>Asking Price</b>	\$399,000
<b>Address</b>	9816 Second Avenue
<b>Unit</b>	12
<b>Bedrooms</b>	2
<b>Full Baths</b>	1
<b>Lavs</b>	0
<b>Approx Living Sq. Ft.</b>	484
<b>Approx Year Built</b>	1968

**Remarks** Beautiful two bedroom 1 full bath condo completely updated in the past few years. Because of its location on the second floor and being an end unit, it is one of the most sought after condos in the complex. It also sits right next to a large fiberglass sundeck perfect for soaking up the sun or sitting with friends. The full kitchen has updated cabinets, appliances, track lighting, and seating for four or more. The kitchen and living space also have updated tile making cleaning a breeze. The bathroom was also recently upgraded with glass shower doors and ceramic tile. Each bedroom has double beds and bunk

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<b>Asking Price</b>	\$599,950
<b>Address</b>	9501 Sunset Dr
<b>Unit</b>	6
<b>Bedrooms</b>	2
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Living Sq. Ft.</b>	852
<b>Approx Year Built</b>	1983

**Remarks** TURNKEY CONDO PRICED TO SELL WITH INCREDIBLE RENT POTENTIAL! BY FAR, THIS IS THE BEST VALUE IN THE BEST BAYFRONT CONDO BUILDING IN THE BEST LOCATION IN ALL OF STONE HARBOR! (SPECIAL BONUS: GOLF CART INCLUDED WITH THE SALE – \$10K VALUE!!) Located in the highly-desirable Sunset Condominiums known for its amazing sunsets, this spacious 2-bedroom, 2-bathroom condo is the perfect vacation home for those seeking a move-in ready experience. The location can't be beat when you're steps from the center of town and blocks to the beach. Whether you enjoy boating,

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<b>Asking Price</b>	\$699,000
<b>Address</b>	9501 First Avenue
<b>Unit</b>	4
<b>Bedrooms</b>	2
<b>Full Baths</b>	1
<b>Lavs</b>	0
<b>Approx Living Sq. Ft.</b>	794
<b>Approx Year Built</b>	2015 RENO

**Remarks** Welcome home to 9501 First Avenue, Unit 4. You will truly feel the Ocean Breezes at this special beautifully renovated condominium steps from Stone Harbor's amazing beach. Located on the second floor, Unit 4 offers an open living area, kitchen and sun deck all with spectacular ocean views, two spacious bedrooms and large modern bathroom. This immaculate condominium is MOVE-IN-READY, fully furnished plus private washer/dryer, central air condition and one off street parking space. The condominium fees include insurances, water/sewer, attractive landscaping plus common

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<b>Asking Price</b>	\$419,000
<b>Address</b>	177 80th Street
<b>Unit</b>	108
<b>Bedrooms</b>	1
<b>Full Baths</b>	1
<b>Lavs</b>	0
<b>Approx Living Sq. Ft.</b>	490
<b>Approx Year Built</b>	1966

**Remarks** This bright and finely appointed 1-bedroom beach block Merrimac Resort Condominium has been completely renovated inside and out with attention to detail that has to be seen to be appreciated. The renovations were done within the last year and include wood-look tile flooring throughout; new kitchen with high-quality cabinetry, high-end appliances, and quartz countertops; new bathroom that has been finished with custom tiles; and the bedroom has \$12,000 custom built-ins. This unit also includes a stacked washer & dryer in the laundry closet. The Merrimac Resort Condominium straddles Avalon & Stone

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<b>Asking Price</b>	\$650,000
<b>Address</b>	10105 Second Avenue
<b>Unit</b>	B
<b>Bedrooms</b>	2
<b>Full Baths</b>	1
<b>Lavs</b>	0
<b>Approx Living Sq. Ft.</b>	768
<b>Approx Year Built</b>	1954

**Remarks** You will be pleasantly surprised when you enter 10105 2nd Avenue, 2nd floor condo. This 2 bedroom, 1 bath unit is more spacious than you would think and has been lovingly maintained by the current owners. All windows and doors have been replaced. Located just a short block and a half to Stone Harbor's beautiful beaches and an easy stroll to our downtown business district with many wonderful restaurants, boutiques, movie theater, mini golf and more. This unit has an excellent rental history. Easy to show before the summer season begins. See Associated Docs for Condo Docs.

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

<b>Asking Price</b>	\$725,000
<b>Address</b>	378 83rd Street
<b>Unit</b>	6
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Living Sq. Ft.</b>	1456
<b>Approx Year Built</b>	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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<b>Asking Price</b>	\$750,000
<b>Address</b>	2108 Ocean Drive
<b>Unit</b>	1st Floor
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Living Sq. Ft.</b>	1008
<b>Approx Year Built</b>	1972

**Remarks** Imagine a day spent on the bay boating and kayaking, and then taking a short evening stroll into town for dinner and treats. This bay front condo in the heart of Avalon can provide that lifestyle! This 3 bedroom and 2 full bath condo provides a private 1st floor deck, off street parking for 2 cars (possibly 3), a spacious rear yard for relaxing, an outside shower and a boat slip. The interior of this unit has a great floor plan with the kitchen and living area opening to the deck for a convenient flow right to the dock. The master bedroom has a private full bath. An added bonus is a new bulkhead replaced in 2018! You

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<b>Asking Price</b>	\$795,000
<b>Address</b>	301 80th Street
<b>Unit</b>	22
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Living Sq. Ft.</b>	1504
<b>Approx Year Built</b>	1981

**Remarks** This popular Cambridge Greene condominium offers a pool and is located just over 2 blocks to the beach, public recreation area (playground, ball fields, tennis & basketball courts), nightlife and fine dining! You can also walk down the street to the public promenade to watch gorgeous sunsets or simply relax by the pool side! The two-story floor plan offers ample space for family & friends. The Cambridge Greene units are distinguished by their large Great Room and Master Suite. The Master Suite features wood laminate flooring, a private bathroom with updated vanity and new shower, a private deck

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<b>Asking Price</b>	\$799,000
<b>Address</b>	265 98th Street
<b>Unit</b>	B
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Living Sq. Ft.</b>	1059
<b>Approx Year Built</b>	1967

**Remarks** Stone Harbor three bedroom two bath townhome in pristine condition. Conveniently located to everything Stone Harbor has to offer. Only a short walk to the beach, retail shops, movies, ice cream, coffee shops, recreation facilities, and restaurants. This off-street unit offers private parking and a secluded second floor deck. Upon entering the first floor you are greeted with a bright and open great room with eat-in kitchen equipped with stainless steel appliances and ample cabinetry. Off the great room is two generous bedrooms and a hall bathroom. The first floor also boasts a utility room with washer

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<b>Asking Price</b>	\$849,000
<b>Address</b>	733 21st Street
<b>Bedrooms</b>	3
<b>Full Baths</b>	1
<b>Lavs</b>	0
<b>Approx Year Built</b>	1944/RENO
<b>Lot Size</b>	40' x 93'

**Remarks** This home has been lovingly cared-for and is occupied on a year-round basis. The property features 3 bedrooms, 1 bathroom, a Laundry Room, Spacious Living, Kitchen and Dining area with sliding doors leading to a spacious covered deck with bay view, a private rear patio area and a storage shed. Additional highlights include: attractive landscaping, vinyl siding, an outdoor shower, gas heat & central air conditioning, a gas range & gas dryer, hardwood flooring and an attic for additional storage. This home provides an attractive alternative to a

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<b>Asking Price</b>	\$945,000
<b>Address</b>	283 29th Street
<b>Unit</b>	West
<b>Bedrooms</b>	4
<b>Full Baths</b>	3
<b>Lavs</b>	0
<b>Approx Living Sq. Ft.</b>	2052
<b>Approx Year Built</b>	2004

**Remarks** BAY & SUNSET VIEWS!! This spacious 4 bed 3 bath townhouse has excellent views of the bay & wetlands. Convenient to local shopping & a short walk to beach. The first floor consists of an en-suite bedroom with private deck, laundry room and interior access to the garage. Second floor boasts the greatroom with vaulted ceiling, allowing outstanding light, and access to a large deck with bay views. The kitchen with center island and ample cabinet space has been updated with stainless steel appliances and granite countertops. Off the kitchen is a full hall bath and a bedroom with a private rear sun deck. The third floor offers

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<b>Asking Price</b>	\$945,000
<b>Address</b>	6732 Ocean Drive
<b>Unit</b>	H
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Living Sq. Ft.</b>	1224
<b>Approx Year Built</b>	1986

**Remarks** Welcome to this beautiful 3 bedroom, 2 bath town home, located in the quiet 'south end' of Avalon. Located a short 2 blocks from a pristine beach, this town home offers 1,224 sq ft of living space. The first floor includes a master bedroom, with a Jack and Jill bathroom, and a spacious family room/dining area located just off the fully equipped kitchen. A lovely sun-filled Florida Room is located just through the double French doors on either side of the wood burning fireplace. The back yard includes a very private, paved patio area with firepit. The second floor includes two bedrooms and a full bath, with