

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

Asking Price \$2,295,000
Address 284 25th Street
Bedrooms 5
Full Baths 5
Lavs 2
Approx Year Built 2020
Lot Size 40' x 110'

Remarks This BRAND NEW, to-be-built home is situated in the heart of Avalon, close to all the restaurants and shops in Avalon's business district. This very special home will offer 5 bedrooms, 5 en-suite, full bathrooms, 2 half bathrooms, an extraordinary second floor great room, a huge first floor family room, more storage than you could ever use, and a large, rearyard pool. The spacious floor plan features great entertaining spaces, expansive front decks, and 5 generous sized bedrooms. If you are in search of an investment property, it would be tough to generate

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

Asking Price \$2,695,000
Address 141 30th Street
Bedrooms 6
Full Baths 6
Lavs 1
Approx Year Built New 2020
Lot Size 50' X 110"

Remarks Situated just steps from the center of town, the 30th street beach and the new 30th street Surfside Park, this is the ideal location for you and your family! This brand new 6 bed, 6 and a half bath upside-down home has all the top amenities you would expect from the perfect Shore home. Featuring a three-stop elevator, Anderson windows, a custom tile package, custom cabinetry, high-end appliances and a Gunite pool with hard -paved sitting space, this home has it all! Call today and make this newly-constructed home yours!

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

Asking Price \$2,895,000
Address 220 86th Street
Bedrooms 5
Full Baths 4
Lavs 2
Approx Year Built 2020
Lot Size 50 x 110

Remarks Brand New custom home to be built by Seashore Home builders ready for spring of 2021. Photos are of a similar home built and sold in 2020. An early buyer can make selections. A new floor plan that takes advantage of the upside own style like no other, having 5 bedrooms 4 full baths 2 powder rooms and a large family room This location affords a nice bay view from the second floor half covered deck and a peek of the Ocean. Wolf maintenance free decking ! Top of the line amenities with Hardwood floors throughout, custom tile baths, stone counters,

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

Asking Price \$2,995,000
Address 280 36th Street
Bedrooms 6
Full Baths 6
Lavs 1
Approx Year Built 2020
Lot Size 50 x110

Remarks Avalon Brand NEW on 36th Street!! Spectacular, new construction, three story home offering one of the most sought after floor plans on 7 Mile Island! The 6 bedroom, 6.5 bath design will allow plenty of living space & privacy (5 of 6 bedrooms have their own private bathroom). Enjoy outdoor dining at home with multiple covered porches & large sun decks. Indoor features will include a vaulted ceiling in the spacious living room with gas fireplace; first floor family room w/wet bar; in-ground pool with access from the first floor family room.

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

Asking Price \$3,350,000
Address 295 60th Street
Bedrooms 6
Full Baths 5
Lavs 2
Approx Year Built 2020
Lot Size 60 x 100

Remarks BRAND NEW HOME SOLD FULLY FURNISHED AND ONLY 1.5 BLOCKS FROM THE BEACH & OFFERING BAY, WETLAND & SUNSET VIEWS! Ideally situated on a corner lot facing the bay, this distinctive home offers First Class touches throughout and a thoughtful, inviting floor plan! Creatively designed by Blane Steinman Architects, this is another First Class home by Ryan Development Group! This property is being sold Professionally Decorated, so you can "move right in" and skip the hassle of furnishing a property and dealing with the extended delays.

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

Asking Price \$3,767,000
Address 128 98th Street
Bedrooms 5
Full Baths 4
Lavs 2
Approx Year Built 2020
Lot Size 50 x 110

Remarks This masterfully designed five bedroom, four and two half bath beach home will exceed all of your expectations in search of your own piece of Stone Harbor Luxury living. Form and Functionality define the experience in this premier Harbaugh Developers home that overlooks the stunning beaches of Stone Harbor. As you approach this beach home on the North side of 98th Street you begin to feel the offshore breeze and hear the soothing waves of Stone Harbor's beautiful white sandy beaches. Just a short walk to the beach block you find yourself within a

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

Asking Price \$4,395,000
Address 65 W 34th Street
Bedrooms 6
Full Baths 6
Lavs 1
Approx Year Built 2020
Lot Size 50' x 110'

Remarks Brand new John McCorristin Build! This beachblock showplace is positioned just 4th from the beach on prestigious 34th Street. The setting affords Ocean views, steps to the beach and walking distance to restaurants, shopping, recreation and community events/entertainment. The expansive (3,700 sq.ft.) three level design offers the perfect arrangement for today's active lifestyle whether family, friends or renters. Features include custom design, 6 bedrooms, 6.5 baths, elevator, pool, cabana, family room with bar and beautiful exterior finished in shingle siding

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

Asking Price \$4,495,000
Address 10403 Third Avenue
Bedrooms 5
Full Baths 5
Lavs 1
Approx Year Built 2020
Lot Size 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.

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

Asking Price \$4,550,000
Address 10319 Sunrise Drive
Bedrooms 5
Full Baths 4
Lavs 1
Approx Year Built 2020
Lot Size 52x100

Remarks Another magnificent new Bay Front home by one of Stone Harbors Premier Bayfront Developers! Replete with high end infrastructure and amenities throughout this custom 2,628 s.f. home / 5,256 s.f. lot is situate on Stone Harbor basin and will be move in ready for the prime summer 2021 season. 5 Bedrooms; 4.5 Baths; 12' x 20' Gunite Pool, 2 Door 4 Stop Elevator; New deep water slips with new ramp and float allowing for one large and one small watercraft.

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

Asking Price \$4,595,000
Address 150 113th Street
Bedrooms 5
Full Baths 5
Lavs 2
Approx Year Built 2020
Lot Size 50 x 110

Remarks 150 113th Street is an exclusive Brand-new Custom beach-block home brought to you by the prestigious Seashore Home Builders in Stone Harbor, NJ. This beautiful beach home is meticulously designed and orchestrated by Blaine Steinman Architects and offered for sale in an extremely high demand market. This property boasts amazing ocean views from multiple vistas including front rear covered deck and rooftop deck, unfettered views to the North East are unobstructed and un-matched. Located just 7 homes in from the 113th Street beach you are a

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

Asking Price \$4,600,000
Address 10311 Sunrise Drive
Bedrooms 5
Full Baths 4
Lavs 1
Approx Year Built 2023
Lot Size 54.5 x 100

Remarks Another magnificent new bay front home by one of Stone Harbors Premier Bayfront Developers! Replete with high end infrastructure and amenities throughout this custom 2,723 s.f. home / 5,447 s.f. lot is situate on Stone Harbor basin and will be move in ready for the prime summer 2021 season. 5 Bedrooms; 4.5 Baths; 12' x 20' Gunite Pool, 2 Door 4 Stop Elevator; New deep water slips with new ramp and float allowing for one large and one small watercraft.

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

Asking Price \$6,795,000
Address 7 Flamingo Drive
Bedrooms 7
Full Baths 7
Lavs 2
Approx Year Built
Lot Size 9,145 SF

Remarks New construction large bay front home designed by Mark Asher. To be complete in the spring of 2021. Boat lift + slip, Contact agent for complete plans and specifications. Picture shown is similar to home being built.

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

Asking Price	\$10,475,000
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 it's contemporary craftzman charm and pragmatic architectural sensibility. Developed by the highly sought after achristavest 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, achristavest delivers in this fully appointed 6 bedroom 6 and two half bath masterpiece. With un-matched balcony beach views and vistas along the vast

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

Asking Price	\$10,775,000
Address	10315 Sunrise Drive
Bedrooms	7
Full Baths	7
Lavs	1
Approx Year Built	2020
Lot Size	101x105

Remarks Stone Harbor's premier bay front developer, is pleased to offer this rare gem on Stone Harbor Basin. With 150 feet of frontage on Sunrise Drive this 10,704 s.f. lot will feature a magnificent 5 ,350 s.f. home with 7 Full Bedrooms, 7.5 Baths, an expansive 15' x 30' pool, a 2 door 3 stop elevator and many other fine amenities. Experience the calm waters of this protected basin while enjoying stunning sunset views to the west down the channel connecting the basin to the inter-coastal waterway. There is ample room for two large boats via deep water slips