

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

<b>Asking Price</b>	\$1,895,000
<b>Address</b>	220 110th Street
<b>Bedrooms</b>	4
<b>Full Baths</b>	3
<b>Lavs</b>	1
<b>Approx Year Built</b>	
<b>Lot Size</b>	40 x 55

**Remarks** Brand new beach home ready for summer of 2021. This single family new home offering four bedrooms, 3.5 bath custom marble bathrooms, many added beautiful details that include wainscoting, shiplap hardwood floor though out, high end custom kitchen with top of the line stainless steel appliances. Maintenance free exterior Hardy siding, covered deck, landscape package. Located less than 2 blocks to beach in Stone Harbors very desirable south end. An early buyer can make selections.

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<b>Asking Price</b>	\$2,995,000
<b>Address</b>	280 36th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	6
<b>Lavs</b>	1
<b>Approx Year Built</b>	2020
<b>Lot Size</b>	50 x 110

**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.

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<b>Asking Price</b>	\$4,395,000
<b>Address</b>	65 W 34th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	6
<b>Lavs</b>	1
<b>Approx Year Built</b>	2020
<b>Lot Size</b>	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

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<b>Asking Price</b>	\$2,295,000
<b>Address</b>	284 25th Street
<b>Bedrooms</b>	5
<b>Full Baths</b>	5
<b>Lavs</b>	2
<b>Approx Year Built</b>	2020
<b>Lot Size</b>	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

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<b>Asking Price</b>	\$3,350,000
<b>Address</b>	295 60th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	5
<b>Lavs</b>	2
<b>Approx Year Built</b>	2020
<b>Lot Size</b>	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.

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<b>Asking Price</b>	\$4,550,000
<b>Address</b>	10319 Sunrise Drive
<b>Bedrooms</b>	5
<b>Full Baths</b>	4
<b>Lavs</b>	1
<b>Approx Year Built</b>	2020
<b>Lot Size</b>	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.

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<b>Asking Price</b>	\$4,650,000
<b>Address</b>	10403 Third Ave
<b>Avenue</b>	
<b>Bedrooms</b>	5
<b>Full Baths</b>	4
<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. 5 Bedrooms; 4.5 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>	\$6,795,000
<b>Address</b>	7 Flamingo
<b>Drive</b>	
<b>Bedrooms</b>	7
<b>Full Baths</b>	7
<b>Lavs</b>	2
<b>Approx Year Built</b>	
<b>Lot Size</b>	9,145 SF

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

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<b>Asking Price</b>	\$5,295,000
<b>Address</b>	196 70th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	5
<b>Lavs</b>	2
<b>Approx Year Built</b>	
<b>Lot Size</b>	60 x 110

**Remarks** New Construction in Prime south-end beach block of Avalon! This six plus bedroom masterpiece is to be completed early this fall. All amenities included – fantastic second and third floor ocean views, elevator, first class materials and finishes throughout. Subzero appliances, and fully furnished and decorated. Pool w/ waterfall, and porches and decks for entertaining. Special loft bedroom setup for kids or young adults. Third floor master suite with additional separate room for office, gym, or sleeping quarters (with ocean view too) and the new owner can relax in

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<b>Asking Price</b>	\$10,475,000
<b>Address</b>	102 119th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	6
<b>Lavs</b>	2
<b>Approx Year Built</b>	
<b>Lot Size</b>	60 x 110



**Remarks** This brand new stunningly beautiful beach front home is outstanding with it's contemporary craftsman 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

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