

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

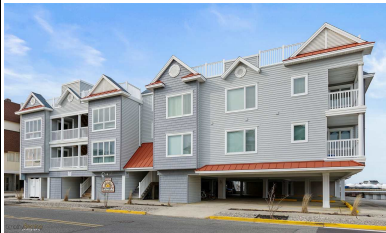
**Asking Price** \$375,000  
**Address** 9511 Sunset Drive  
**Unit** 201  
**Bedrooms** 1  
**Full Baths** 1  
**Lavs** 0  
**Approx Living Sq. Ft.** 494  
**Approx Year Built** 1975

**Remarks** If you enjoy sunsets, you will love this beautifully renovated bay front condo! This is a 1 bedroom unit with a functional layout located on the first level of residence offering easy access from both the elevator and stairwell. A spacious bedroom with seashore décor leads to a hall with full bath and linen closet. A completely renovated kitchen (2017) and open family room with endless bay views highlight this property. Imagine your morning on your balcony overlooking the water then enjoying a day on the beach or strolling through downtown Stone Harbor, and then walking home for the evening sunset all without

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**Asking Price** \$599,950  
**Address** 9501 Sunset Dr  
**Unit** 6  
**Bedrooms** 2  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 852  
**Approx Year Built** 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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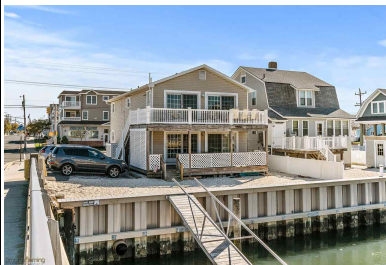
**Asking Price** \$681,900  
**Address** 9501 Sunset Drive  
**Unit** 2  
**Bedrooms** 2  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 862  
**Approx Year Built**

**Remarks** Enjoy water front living at it's best! This 1st floor condo was taken down to the studs and had a total renovation. Your assigned parking spot is right next to the steps to your front door. You can park and walk everywhere. The wonderful shops, fabulous restaurants, movie theater, ice cream and the iconic Fred's, all just a short stroll away. Spacious master bedroom with fully tiled bath and walk in shower, another bedroom and another full bath in the hall. The views to the water from the living and dining area are spectacular with a wall of windows on the west. A large pier and dock for fishing

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**Asking Price** \$725,000  
**Address** 378 83rd Street  
**Unit** 6  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 1456  
**Approx Year Built** 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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**Asking Price** \$750,000  
**Address** 2108 Ocean Drive  
**Unit** 1st Floor  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 1008  
**Approx Year Built** 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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**Asking Price** \$895,000  
**Address** 1127 Stone Harbor Boulevard  
**Unit** B-32  
**Bedrooms** 3  
**Full Baths** 2  
**Lavs** 0  
**Approx Living Sq. Ft.** 1469  
**Approx Year Built** 1998

**Remarks** BAYFRONT PENTHOUSE AT BEAUTIFUL HARBOR LANDINGS. Third floor unit with spectacular open water, wetland and sunset views from inside the unit as well as from the expansive waterfront sun deck. The ground floor elevator entrance whisks you up to the front door of the unit and into a tiled great room with open floor plan, gas fireplace and spacious kitchen. The kitchen center island is fabulous for entertaining as you look out to the astounding view. The great room flows to the open sun deck. The master suite is also waterfront and has a large master bath with spa tub. There are two additional private

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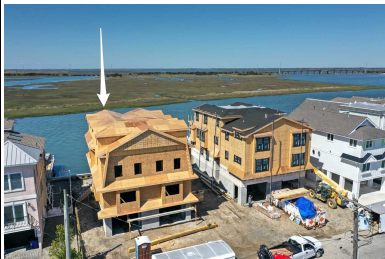
**Asking Price** \$1,949,000  
**Address** 3208 Ocean Drive  
**Unit** South  
**Bedrooms** 4  
**Full Baths** 2  
**Lavs** 1  
**Approx Living Sq. Ft.**  
**Approx Year Built** 1984

**Remarks** Stunning views of the bay & wetlands await the lucky new owner of this 4 bedroom, 2.5 bathroom bayfront townhouse! From morning coffee on the deck, to afternoons spent fishing, crabbing, or kayaking, to glorious evening sunsets, you can't beat life on the bay! Upstairs is a beautiful bayside great room area with sliding glass doors, bringing the view inside! A magnificent gourmet kitchen has been fully redone and offers a great space for cooking & entertaining, without missing a moment with your guests. Also upstairs is the master suite, including a master bath with combination rainshower and

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**Asking Price** \$2,295,000  
**Address** 758 21st Street  
**Unit** West  
**Bedrooms** 5  
**Full Baths** 3  
**Lavs** 1  
**Approx Living Sq. Ft.** 1925  
**Approx Year Built** 2020

**Remarks** Brand NEW BAYFRONT TOWNHOME, offering a pool and one of the best sunsets available on 7 Mile Island. This five bedroom townhome is situated towards the western end of 21st Street, allowing for watercraft to have easy access to fast water and the owners a short stroll into the center of Avalon. The sprawling three story layout offers sensational deck space, a sensational entertaining space, and more storage than you could ever use. Different than other Welsh townhomes, this townhome is built on a 50 x 130 lot instead of a 50 x 110 lot. The extra 20 feet of depth allows for garage doors on the front,

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**Asking Price** \$2,295,000  
**Address** 756 21st Street  
**Unit** East  
**Bedrooms** 5  
**Full Baths** 3  
**Lavs** 1  
**Approx Living Sq. Ft.** 1925  
**Approx Year Built** 2020

**Remarks** Brand NEW BAYFRONT TOWNHOME, offering a pool and one of the best sunsets available on 7 Mile Island. This five bedroom townhome is situated towards the western end of 21st Street, allowing for watercraft to have easy access to fast water and the owners a short stroll into the center of Avalon. The sprawling three story layout offers sensational deck space, a sensational entertaining space, and more storage than you could ever use. Different than other Welsh townhomes, this townhome is built on a 50 x 130 lot instead of a 50 x 110 lot. The extra 20 feet of depth allows for garage doors on the front,

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**Asking Price** \$2,295,000  
**Address** 885 21st Street  
**Unit** 885  
**Bedrooms** 5  
**Full Baths** 5  
**Lavs** 1  
**Approx Living Sq. Ft.**  
**Approx Year Built** 2019

**Remarks** ONE OF ONLY 3 TOWNHOMES LEFT at the Marina at Avalon Anchorage! The Site - A true waterfront fishing, sailing, watercraft, and boater's paradise located at the end of the 21st Street peninsula on the intra-coastal waterway in Avalon New Jersey. This magnificent site is one of the most picturesque big water locations in all of South Jersey. Situated at the end of Pennsylvania Harbor at the Intracoastal waterway, this property affords huge bayfront water views as well as the natural waterfowl habitat of Cedar Island and Island in the Sun. Blue Herons, egrets, cormorants, terns, laughing gulls, gannets

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**Asking Price** \$2,295,000  
**Address** 887 21st Street  
**Unit** 887  
**Bedrooms** 5  
**Full Baths** 5  
**Lavs** 1  
**Approx Living Sq. Ft.**  
**Approx Year Built** 2019

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**Asking Price** \$2,295,000  
**Address** 889 21st Street  
**Unit** 889  
**Bedrooms** 5  
**Full Baths** 5  
**Lavs** 1  
**Approx Living Sq. Ft.**  
**Approx Year Built** 2019

**Remarks** ONE OF ONLY 3 TOWNHOMES LEFT at the Marina at Avalon Anchorage! The Site - A true waterfront fishing, sailing, watercraft, and boater's paradise located at the end of the 21st Street peninsula on the intra-coastal waterway in Avalon New Jersey. This magnificent site is one of the most picturesque big water locations in all of South Jersey. Situated at the end of Pennsylvania Harbor at the Intracoastal waterway, this property affords huge bayfront water views as well as the natural waterfowl habitat of Cedar Island and Island in the Sun. Blue Herons, egrets, cormorants, terns, laughing gulls, gannets