

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

Asking Price \$4,500,000
Address 50 E 10th Street
Bedrooms 6
Full Baths 6
Lavs 1
Approx Year Built 2021
Lot Size 50' x 110'

Remarks Beach Block! New Construction! Only 4 Houses from the Beach! Fall/Winter delivery. Take this time to work with the Builder to make this home your own. It is designed for 6 spacious Bedrooms, 6 Baths, 1 Powder Room, In-ground heated Pool, Elevator. Being so close to the Ocean gives you an opportunity to Relax in the Refreshing Breezes and Soothing Sounds of the Ocean. Every Morning you will experience a Phenomenal Sunrise! This well appointed home features a distinctive blend of intimate personal space and grand entertaining. The stairway

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

Asking Price \$4,199,000
Address 25 E 11th Street
Bedrooms 6
Full Baths 6
Lavs 1
Approx Year Built 2021
Lot Size 50x110

Remarks Welcome to the most exceptional beach lifestyle, only steps from the finest beaches of Avalon. This custom three story build by McLaughlin Construction and designed by Blaine Steinman Architects features stunning craftsmanship and detail throughout. The spacious and sophisticated new construction highlights 6 bedrooms, 6.1 baths, and living spaces large enough to entertain the whole family! Magnificent outdoor space to enhance life at the beach, showcasing multiple decks with spectacular ocean views. A welcoming entry leads to a first floor

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

Asking Price \$4,199,000
Address 35 E 11th Street
Bedrooms 6
Full Baths 6
Lavs 1
Approx Year Built 2021
Lot Size 50x110

Remarks Welcome to the most exceptional beach lifestyle, only steps from the finest beaches of Avalon. This custom three story build by McLaughlin Construction and designed by Blaine Steinman Architects features stunning craftsmanship and detail throughout. The spacious and sophisticated new construction highlights 6 bedrooms, 6.1 baths, and living spaces large enough to entertain the whole family! Magnificent outdoor space to enhance life at the beach, showcasing multiple decks with spectacular ocean views. A welcoming entry leads to a first floor

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

Asking Price \$4,450,000
Address 55 E 12th Street
Bedrooms 6
Full Baths 5
Lavs 0
Approx Year Built 2011
Lot Size 50X110

Remarks Offering "Tonnta Mara" (Sea Waves), completed in 2011 by Donald Zacker (Architect) and DL miner (Builder). This is a top-of-the-line, state-of-the-art gem just five homes from the beach with ocean views on two decks unobstructed by any utility poles on the block. The professionally designed, decorated and furnished three-story masterpiece features the finest finishes, craftsmanship and electronics, including a 27 panel solar array on the composite slate roof with at-the-market sales to the electricity grid. Ralph Lauren Joshua Tree furnishings, drapes,

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

Asking Price \$4,695,000
Address 24 E 19th Street
Bedrooms 6
Full Baths 7
Lavs 2
Approx Year Built 2021
Lot Size 50 X 110

Remarks BRAND NEW BEACH BLOCK HOME! Treat yourself to the mesmerizing sight & sound of the ocean! This First Class home by Ryan Development features an attractive blend of a quiet location that's within easy walking distance of a great beach & town and a thoughtful design by Blane Steinman Architects. This distinctive home features classy appointments throughout! There are 6 private bedroom/bath suites; 3 of which have their own private deck; an ocean view Master Suite with separate his & hers bathrooms – a total of 7 Full Bathrooms and 2 Powder

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

Asking Price \$6,795,000
Address 89 E 27th Street
Bedrooms 5
Full Baths 5
Lavs 1
Approx Year Built 2021
Lot Size 58 x 87

Remarks Beautiful New Oceanfront Home having 3,473 square feet to be constructed on this excellent location with unobstructed and spectacular views of the Beach and Ocean with 5 bedrooms, 5 full bathrooms and 1 half bath, 3 stop elevator, Oceanfront decks on all 3 levels. First Floor: Foyer Oceanfront bedroom with private bathroom and access to oceanfront deck Bedroom with private bathroom Laundry Room Storage Room Bedroom Full bathroom off hallway Oceanfront Family Room with access to oceanfront deck Oceanfront deck Second

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

Asking Price \$8,250,000
Address 178/190 74th Street
Bedrooms 5
Full Baths 5
Lavs 2
Approx Year Built
Lot Size 120X110

Remarks Here is your chance to build "The Family's" compound on the South Avalon beach block. Situated on 2 60x110 lots, this is what you have been waiting for! Lots will not be sold individually.

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

Asking Price \$13,900,000
Address 2 90th Street
Bedrooms 8
Full Baths 6
Lavs 1
Approx Year Built
Lot Size 69' x 147'

Remarks Incredible opportunity for a discerning buyer to develop a custom beachfront mansion with 147' of ocean frontage on Seven Mile Island. Residences 2 & 4 on 90th Street are beachfront properties offering see-forever seaside vistas and endless potential. Combine both lots to create a luxurious 5,000+ sf home, or allow them to stand alone and utilize one as an investment property. Regardless of what best suits your needs, both homes have the ability to gross over \$300,000 in rental income! Residence 2 features four bedrooms and three

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

Asking Price \$5,695,000
Address 101 114th Street
Bedrooms 5
Full Baths 4
Lavs 1
Approx Year Built
Lot Size 50x110

Remarks A true embodiment of serene beachfront charm, this five bedroom, four and one half bath home is being offered in a red-hot Stone Harbor market. Peacefully nestled in the dunes of beautiful Stone Harbor, with spectacular unobstructed ocean views, here is the perfect platform for you and your family to enjoy the soothing sounds of Stone Harbor's white sandy beaches. With unfettered 114th street beach access and a staggering 110 foot frontage facing the ocean you will be hard-pressed to find a better beach-front vacation home with such

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

Asking Price \$4,795,000
Address 6519 Dune Drive
Bedrooms 4
Full Baths 4
Lavs 1
Approx Year Built RENOV 2014
Lot Size 100'x105'

Remarks AVALON'S SOUTH END -OVERSIZED BEACH BLOCK - 4TH HOME OFF BEACH-Landmark (pink) home at corner of 65th & Dune. This is a 10,500sf beach block lot, lot size allows for a 3 story, 7350sf home. There have been six South End-Dune Drive-Beach Block corner lot sales since 2018 Comp value -Land only-- is \$3.94M. This property is ideally located midway between downtown Avalon and downtown Stone Harbor, less than 2 mi. to either town. The 65th St beach is guarded and neighborhood is residential only,

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

Asking Price \$3,995,000
Address 9722 First Avenue
Bedrooms 5
Full Baths 4
Lavs 2
Approx Year Built 2019
Lot Size 55 x 91

Remarks Welcome Home to 9722 1st Avenue! Built by Harbaugh Developers, the attention to detail is evident throughout this home. This gorgeous beach block home is so convenient you just park your car and leave it! First floor has three bedrooms, one has an en-suite bath while the bunk room and queen bedroom have a Jack & Jill bath. Family room that leads to the heated pool with sun shelf and remote controlled cabana with flat screen TV. Powder room and laundry complete the first floor. Second floor great room enjoys beautiful ocean views,