

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

<b>Asking Price</b>	\$1,795,000
<b>Address</b>	46 W 18th Street
<b>Bedrooms</b>	5
<b>Full Baths</b>	3
<b>Lavs</b>	0
<b>Approx Year Built</b>	1973
<b>Lot Size</b>	50'x110'

**Remarks** Motivated Owner will consider all offers! This home features many designer upgrades along with a chic professional seashore décor that evokes the sand and surf. The rear deck wraps around the spacious living and family rooms and provides areas to chat, dine and recline in the sun! The kitchen has granite counter tops, stainless steel appliances, hardwood flooring and custom cabinetry. The splendid master suite has a dressing room with custom cabinets and a granite topped vanity. As part of the Seaside community, there is also a beautiful pool that is

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<b>Asking Price</b>	\$1,925,000
<b>Address</b>	140 84th Street
<b>Bedrooms</b>	4
<b>Full Baths</b>	2
<b>Lavs</b>	1
<b>Approx Year Built</b>	1915
<b>Lot Size</b>	35' X 110'

**Remarks** "Just What The Doctor Ordered" This 4 bedroom, 2.5 bath cottage offers an amazing opportunity for you & your family to start living the dream in the elite town of Stone Harbor. The first level features an open floor plan with an inviting living room, dining area, spacious kitchen, laundry room with 2 bedrooms & 1.5 baths. Second level consists of 2 ample sized bedrooms with a (Jack & Jill) full Bathroom. The exterior offers an inviting (covered) front porch to socialize with your neighbors all while enjoying the refreshing ocean breeze from the Atlantic

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<b>Asking Price</b>	\$1,950,000
<b>Address</b>	66 W 18th Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	3
<b>Lavs</b>	0
<b>Approx Year Built</b>	1973
<b>Lot Size</b>	50'x110'

**Remarks** This spectacular 6 bedroom 3 bath home has been completely remodeled with a flowing floor plan that creates an inviting living space. The gourmet kitchen with its soaring sky-lit ceiling integrates easily with the dining area, living room and family room. The home is decorated with a chic seashore décor that evokes the sand and surf. The large deck is accessed from the spacious living and family rooms and provides areas to chat, dine and recline in the sun! A private hot tub in the rear yard is a great place to relax all year. The splendid master suite has a

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<b>Asking Price</b>	\$1,925,000
<b>Address</b>	26 W 29th Street
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	1
<b>Approx Year Built</b>	1945
<b>Lot Size</b>	50 x 110

**Remarks** THE DECKS ARE STACKED!! This beautifully maintained conventional two-story home is situated on a meticulously landscaped lot in a terrific location. It features a cozy living room highlighted by a gas fireplace, two guest bedrooms with a shared bath, laundry room, powder room and spacious eat-in kitchen on the first floor. The second floor master suite includes a quiet sitting area and an office/library. This special property provides a ton of additional open air living with large decks on both levels in the front and rear. A fenced yard embraces a

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<b>Asking Price</b>	\$1,950,000
<b>Address</b>	45 W 10th Street
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Year Built</b>	1975
<b>Lot Size</b>	50x110

**Remarks** Situated 1 block to the beach in the quiet North end of Avalon, you will find this charming 3 bedroom, 2 bath home. The updated kitchen with granite countertops and stainless appliances is open to the dining area and living room for ease of entertaining. The dining area features a beverage refrigerator and bar area with wine cooler. Sliding doors lead to the front deck perfect for outdoor dining or an afternoon of sun. The laundry room is located just off of the kitchen and offers a side entrance close to the outside shower. 2 bedrooms share the

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<b>Asking Price</b>	\$2,250,000
<b>Address</b>	306 76th Street
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Lavs</b>	0
<b>Approx Year Built</b>	1958
<b>Lot Size</b>	60' x 110'

**Remarks** Highly Sought After Location! Prime opportunity to own on one of the most Beautiful, Relaxing and Peaceful streets in Avalon! Build your 6 bedroom, 6 bath Retreat surrounded by Multi -Million Dollar Homes! Your backyard will be an Oasis with having a South Sun all day on your pool and outdoor entertainment center. Having a large 60 x 110 lot enables you to build a home of elegance and taste with contemporary craftsmanship. Stunning bay views from all the decks. Just a short walk to the pristine white sandy beach that has life guard

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<b>Asking Price</b>	\$2,295,000
<b>Address</b>	273 77th Street
<b>Bedrooms</b>	5
<b>Full Baths</b>	4
<b>Lavs</b>	1
<b>Approx Year Built</b>	2002
<b>Lot Size</b>	60' X 110'

**Remarks** If you have been waiting for the perfect, southend Avalon opportunity to become available, wait no longer. This meticulously-kept home sits just a block to the sought-after Avalon southend beach. The tone is set as soon as you walk through the front door with a welcoming foyer that leads you to the first-floor family room with sliders to the deck. The second-floor great room is enormous, boasting wide-open, vaulted space that is perfect for entertaining. The light and airy kitchen features modern appliances, custom cabinetry and

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<b>Asking Price</b>	\$2,370,000
<b>Address</b>	2402 Avalon Avenue
<b>Bedrooms</b>	6
<b>Full Baths</b>	5
<b>Lavs</b>	0
<b>Approx Year Built</b>	2005
<b>Lot Size</b>	50x110

**Remarks** NO MORE SHOWINGS AT THIS TIME This three story Welsh built home boasts 6 bedrooms, 5 full bathrooms just a block from the beach! With a great room, open kitchen, den, inground pool, hot tub, porch & balconies, this home has everything you want in a shore home. The first floor covered porch entry opens up to a den, 3 bedrooms, 2 full bathrooms & laundry room. One of this home's best features is the soaring cathedral ceilings in the second floor main living area which leads to a spacious outdoor balcony. Completing the second

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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>	\$2,375,000
<b>Address</b>	157 84th Street
<b>Bedrooms</b>	4
<b>Full Baths</b>	3
<b>Lavs</b>	0
<b>Approx Year Built</b>	1988
<b>Lot Size</b>	50 x 110

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<b>Asking Price</b>	\$2,375,000
<b>Address</b>	157 84th Street
<b>Bedrooms</b>	4
<b>Full Baths</b>	3
<b>Lavs</b>	0
<b>Approx Year Built</b>	1988
<b>Lot Size</b>	50 x 110

**Remarks** This house is almost too good to be true! A classic upside/down style house with cathedral ceilings in the spacious living area, 4 bedrooms plus a large family room/den, 3 full baths and an attached garage. There is a lot of available space to configure an additional bedroom and bath if needed. Offering fantastic outdoor living areas, there is a place for everyone to relax; by the over sized pool, or the cozy first floor covered porch, morning sun on the full length front deck or afternoon sun and evening sunsets on the full length rear deck overlooking the

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<b>Asking Price</b>	\$2,395,000
<b>Address</b>	379 93rd Street
<b>Bedrooms</b>	6
<b>Full Baths</b>	5
<b>Lavs</b>	1
<b>Approx Year Built</b>	2001
<b>Lot Size</b>	70x110'

**Remarks** Amazingly spacious custom built 3,210 SF seashore home ideal for a large family with 6 Bedrooms, 5.5 Baths where everyone can be together comfortably or everyone can enjoy some private time in multiple areas of this generously proportioned beach home. Located on a 70 X 110' over-sized well landscaped lot, close to the center of Stone Harbor with Bay Views. Step into a traditional floor plan offering 10' ceilings on the first floor, which makes all the rooms' look and feel remarkably large, with an open airy living room, dining area, kitchen, laundry room plus

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<b>Asking Price</b>	\$2,495,000
<b>Address</b>	10705 Second Avenue
<b>Bedrooms</b>	4
<b>Full Baths</b>	4
<b>Lavs</b>	0
<b>Approx Year Built</b>	
<b>Lot Size</b>	50 x 100

**Remarks** From the spectacular beaches of Stone Harbor, NJ, we introduce you to 10705 Second Avenue. This incredible four bedroom four full bath large corner home checks all the boxes for your 7 mile island beach getaway. Located on the coveted Southern end of Stone Harbor you can enjoy peace and quiet all while being within a short walk to pristine white sandy beaches and refreshing dips in the Atlantic Ocean. On this particular part of the island you also are conveniently located just one block to the popular carnival bay; where families enjoy boating, stand-up

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<b>Asking Price</b>	\$2,495,000
<b>Address</b>	669 Dune Drive
<b>Bedrooms</b>	5
<b>Full Baths</b>	5
<b>Lavs</b>	0
<b>Approx Year Built</b>	2003
<b>Lot Size</b>	50' x 110'

**Remarks** DRAMATIC OCEAN VIEWS FROM THIS WELL MAINTAINED THREE STORY UPSIDE DOWN STYLE HOME WITH A RESORT FEEL REAR YARD HAVING GORGEOUS POOL, SPA AND CABANA. The five bedroom, five bath floor plan allows ample sized rooms, en-suite baths, first floor family room with access to a covered porch and wide hallways. The second floor great room has fabulous vaulted ceilings, attractive kitchen with center island, granite tops, large dining area, living room with fireplace all of which are oriented to ASTOUNDING inlet water views. The

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<b>Asking Price</b>	\$2,499,000
<b>Address</b>	254 117th Street
<b>Bedrooms</b>	4
<b>Full Baths</b>	3
<b>Lavs</b>	2
<b>Approx Year Built</b>	2004
<b>Lot Size</b>	50 x 110

**Remarks** Beautiful south end home with bay views and just a short walk to the beach. This home was built in 2004 and offers four bedrooms, three full baths, and two powder rooms. There is no shortage of outdoor space with four decks, two of which are covered. One of the most unique aspects of this property is the tremendous privacy afforded backing up to the bird sanctuary and neighboring a small park. Used as a rental property this home generated over \$72,000 in 2020 rental income, with the potential for much more should a new owner maximize the

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<b>Asking Price</b>	\$2,499,000
<b>Address</b>	169 99th Street
<b>Bedrooms</b>	5
<b>Full Baths</b>	4
<b>Lavs</b>	0
<b>Approx Year Built</b>	Reno 1997
<b>Lot Size</b>	60X110

**Remarks** One of the best locations in the charming beach town of Stone Harbor. 169 99th Street is a 2 story well-cared for home where you can park your car(s) and walk to everything Stone Harbor has to offer. This home is only one block to a life-guarded beach, one block to fabulous restaurants, 3 blocks to the library, Borough Hall, the tennis/basketball courts, and the 96th Street playground. This home is situated on a large 60' x 110' lot and was remodeled in the last 20 years to include flooring, bathrooms, decking, awnings, siding, windows, and paint. Many