

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

Asking Price	\$2,495,000
Address	4485 Fourth Avenue
Bedrooms	4
Full Baths	2
Lavs	0
Approx Year Built	1968
Lot Size	60' x 250'

Remarks This massive, Avalon Fingers Bayfront property offers 15,000 square feet of total lot area, easy access to fast water, and is situated in one of the nicest Bayfront neighborhoods in all of 7 Mile Island. The charming, cape-style cottage has been lovingly maintained and used as a year round residence. The entertaining space spreads out across the rear of the home, with a vaulted ceiling over the living and dining room. A 12' sliding door offers access to a large Bayfront deck with beautiful north and south vistas. Two bedrooms and one bathroom can be

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

Asking Price	\$2,895,000
Address	9301 Sunset Drive
Bedrooms	4
Full Baths	2
Lavs	0
Approx Year Built	2020 RENO
Lot Size	50X104

Remarks Beautifully renovated Stone Harbor BAY FRONT home offers amazing bay, wetland and sunset views plus two boat slips with deep water for boating and fishing. This classic Stone Harbor cape cod style 4 bedroom, 2 bath home has all new interior high -quality finishes and is professionally furnished and decorated. This corner bay front lot allows for a special feeling of openness and much better views than an interior lot. Above ground concrete crawl space allows space for storage of kayaks, paddle boards, etc. The first floor features new hardwood floors

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

Asking Price	\$3,250,000
Address	713 Sunrise Drive
Bedrooms	5
Full Baths	4
Lavs	0
Approx Year Built	2005
Lot Size	60' x 130'

Remarks Expansive, well maintained BAY FRONT home with fabulous wide, open water views with deep water boat slips within walking distance to town. The 3 story upside down design allows almost 4300 square feet of comfortable living space with 5 generous bedrooms and 4 full baths situated on a large, 60' X 130' duplex zoned lot. First floor has an inviting, sunlit entry foyer, wide hallway leading to spacious waterfront family room, bar area and out to a covered porch with striking water views. There are 2 large bedrooms, hall bath, laundry room and garage with loft

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

Asking Price	\$3,295,000
Address	404 7th Street
Bedrooms	5
Full Baths	3
Lavs	1
Approx Year Built	2008
Lot Size	95' x 110'

Remarks LET THE SUN SHINE IN!! Wonderful BAYFRONT upside down style home designed with an open floorplan to capture gorgeous water and inlet ocean views from BOTH sides of the home as well as inspiring sunsets from the bay side. A fabulous, oversized 95' x 110' bayfront lot with vinyl bulkhead allows 2 deep water boat slips and very easy access to Townsend Inlet. The home was designed to allow natural sunlight to gleam throughout. First floor allows 4 bedrooms and 2 baths, fabulous waterfront family room with wet bar with access to an expansive covered

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

Asking Price	\$3,725,000
Address	9715 Third Avenue
Bedrooms	5
Full Baths	3
Lavs	1
Approx Year Built	
Lot Size	60 x 110

Remarks LUXURY BAY FRONT HOME----- Almost New ! This 4 year old custom designed home features 5 Bedrooms, 3.5 baths with master bedroom suite on the 1st floor as well as the spacious living room, dining area and upscale kitchen. 2nd floor floor is 3 bedrooms , 2 baths plus den with wet bar and private deck. Located on Shelter Haven Basin provides deep water and easy access to the intracoastal waterwaythe dock layout is superb with boat slip, floating dock & jet ski/kayak launch. Location, Location. Location !!! Offering spectacular bay &

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

Asking Price	\$3,995,000
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! Replete with high end infrastructure and amenities throughout this custom 2,628 s.f. home / 5,256 s.f. lot is situated 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	\$4,195,000
Address	10311 Sunrise Drive
Bedrooms	5
Full Baths	4
Lavs	1
Approx Year Built	2723
Lot Size	54.5 x 100

Remarks Another magnificent new bay front home! 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	\$4,450,000
Address	9 N Pelican Drive
Bedrooms	6
Full Baths	5
Lavs	1
Approx Year Built	1994
Lot Size	60' x 155'

Remarks EXTRAORDINARY ONCE IN A LIFETIME WATERFRONT LOCATION. Situated at the end of prestigious Pelican Drive, this three story, custom built upside down style home was designed to take advantage of the unobstructed views on THREE sides of the home. Enjoy the stunning water views up the channel, gorgeous sunrises, wildlife over the beautiful meadows and a fabulous sunset each evening. Situated as the last home on North Pelican Drive, you will enjoy a sense of privacy rarely found on our wonderful island. Don Zacker Architect designed

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



Asking Price	\$4,495,000
Address	10403 Third Ave 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	\$4,995,000
Address	7792 Sunset Drive
Bedrooms	5
Full Baths	5
Lavs	0
Approx Year Built	2020 RENO
Lot Size	68' x 130'

Remarks BAYFRONT PARADISE ready for immediate occupancy! This newly renovated and furnished bayfront estate is located on one of the most prestigious streets in all of 7 Mile Island. The location is uniquely special because you have access to some of the most extraordinary sunset and bay views available in Avalon or Stone Harbor and just a three block walk to the beach. The sightlines of the bay are unobstructed to the North, West and South and the view is primarily open water – not a view of marsh or other houses like you find with most of the island's bayfront

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



Asking Price	\$4,999,000
Address	606 42nd Street
Bedrooms	7
Full Baths	4
Lavs	0
Approx Year Built	1993
Lot Size	73x155 irr

Remarks Avalon's premier bay front location, 606 42nd Street, offers endless panoramic bay front, wetlands, and sunset views. Located at the street's end, this 7 bedrooms and 4 bathrooms home was built for entertaining friends and family. An oversized bay side pool and patio, decks on each level, and a 2016 renovated 3 season sunroom off the 2nd floor, all provide ample areas for your enjoyment. Gaze at unbelievable sunsets year round and catch the 4th of July fireworks from the 3rd floor deck. The home offers a generous sized family room with bar,

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



Asking Price	\$5,295,000
Address	424 42nd Street
Bedrooms	6
Full Baths	6
Lavs	2
Approx Year Built	2020
Lot Size	7500

Remarks Modern Bayfront Masterpiece Designed by Mark Asher and Built by Winfield Developers. This one of a kind property will set the standard for new construction in Avalon, NJ. The living area is designed to take advantage of the incredible southern view down the channel to Stone Harbor. This home will offer 6 bedrooms, 6 full baths, and 2 powder rooms. Out back opens up to a unique gunite pool as well as a brand new bulkhead and pier that leads down to your private boat slip. The views from the master balcony are like no other on the island. You can

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

Asking Price	\$5,500,000
Address	35 Heron Drive
Bedrooms	6
Full Baths	5
Lavs	1
Approx Year Built	2001
Lot Size	68 x 155

Remarks With decks on every level you never have to miss a sunrise or a sunset as views abound from virtually every corner of this bright and airy six-bedroom, five-bathroom bay front home. The first floor offers a spacious family room that provides access to a beautiful in-ground swimming pool, four bedrooms (one ensuite with direct deck access and one utilized as a workout space), three additional full baths and a laundry/utility room. In addition to a wood staircase, a three-stop elevator provides easy access to a second floor great room which is highlighted by soaring

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

Asking Price	\$6,200,000
Address	35 SEA GULL Drive
Bedrooms	5
Full Baths	4
Lavs	1
Approx Year Built	2000
Lot Size	91X135

Remarks MAGNIFICENT WATERFRONT RESIDENCE ON COVETED FINGER'S LAGOON SECTION OF AVALON'S FINEST BAY FRONT LOCATION! Immerse yourself into designer luxe living in this pristine and stunning waterfront furnished home with 5 bedroom 4.5 bathroom. The home situated on the POINT bayfront location on a quiet cul-de-sac and perfect for year round or seasonal waterfront lifestyle. The home was custom built by popular builder for his own residence. Gorgeous entrance with elegant dining area and bay views, custom kitchen with marble

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

Asking Price	\$5,995,000
Address	5878 Ocean Drive
Bedrooms	6
Full Baths	7
Lavs	2
Approx Year Built	2004
Lot Size	75X154 IRR

Remarks Situated on a 75' wide lot with over 6,400 SF of living space. A true one of a kind completely custom home with unequalled attention to detail and finish work. Featuring a total of 6 bedrooms 7 full bathrooms and 2 powder rooms accompanied by one of the island's largest private pools. This 40' x 19.8" pool with adjacent hot tub offers an ample sealed paver apron for lounging. A dressing room with a convenient full bath is outfitted with a washer and dryer, and a separate outside shower. Enjoy endless bay views from any of the 3 bayfront decks or from

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

Asking Price	\$6,350,000
Address	4816 4th Avenue
Bedrooms	5
Full Baths	4
Lavs	1
Approx Year Built	1979
Lot Size	105 x 240'

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

Asking Price	\$6,350,000
Address	4816 4th Avenue
Bedrooms	5
Full Baths	4
Lavs	1
Approx Year Built	1979
Lot Size	105 x 240'

Remarks Legacy property awaits new owner! This is one of the largest and best positioned sites on the entire island and offers nearly 200' of waterfrontage and over 25,000 square feet of lot area!! The west & south facing vistas offer year round sunsets and spectacular views of the wide open bay and expansive wetlands. While the traditional house is well built and lovingly cared for, the redevelopment possibilities are an embarrassment of riches for the new owners and their architectural team. Hard to believe but this property would allow for 70% more square footage (17

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

Asking Price	\$6,495,000
Address	4868 Ocean Drive
Bedrooms	6
Full Baths	6
Lavs	3
Approx Year Built	2019
Lot Size	60' x 290'

Remarks This Mark Asher designed, Winfield Developers constructed, and Megan Gorelick Interiors decorated Bayfront estate is surely one of the nicest Bayfront homes to ever hit the market on 7 Mile Island. Uncompromised luxury and meticulous detail are two phrases to describe this sprawling, 6,200 square foot home with six bedrooms, all with en-suite bathrooms. Situated on a 60' x 290', this expansive property sits six homes closer to the end of Fourth Avenue and offers over 22' more of high ground than the home that just sold at 4718 Ocean Drive. The extra high ground

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

Asking Price	\$6,700,000
Address	11801 Paradise Drive
Bedrooms	7
Full Baths	7
Lavs	2
Approx Year Built	2020
Lot Size	66'x155'

Remarks This is the property you have been dreaming of.... This amazing location is one of a kind with tremendous Bay and Ocean views. This Blane Steinman Designed home is being built by Mike Rennie Construction to be one of the most sought after bay-front homes in Stone Harbor. The home sits on a 66' by 155' lot that allows for a generous floor plan. The home will have 7 bedrooms and 7 Baths, but will also have 2 large living spaces in addition to the raised deck, pool and hot tub. The home is going to have a first floor family room off of the Pool and bay.

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

Asking Price	\$6,990,000
Address	5024 Ocean Drive
Bedrooms	6
Full Baths	5
Lavs	2
Approx Year Built	2006
Lot Size	90 X 290

Remarks Live the life in Avalon in this one-of-a-kind three story bright & open 7,697 sq. ft. bayfront property with unobstructed water and sunset views on an oversized 90'x 290' lot. This luxurious home not only provides bayfront living at its best, but is just steps to a beach path that leads to the exclusive Avalon high dune beach allowing the best of the bay and the beach. Experience the bayfront lifestyle including swimming, boating, jet skiing and never-ending water and sunset views. Your outside exquisite living does not end with the bay and beach. You will find a large heated salt water pool surrounded by Travertine

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

Asking Price	\$7,395,000
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