

**902 Ocean**  
**Lower Township, NJ 08204**

**Asking \$1,085,000.00**



**COMMENTS**

Pristine Scenic Waterview 3 story condo in the Newest building in Canyon Club Resort Marina. Highlighted features include Two Exclusive Large Panoramic Bay Windows in the Living Area and Master Bedroom with Water Views that give this 3 bedroom, 2 bath, Bright and airy condo a breathtaking waterfront feeling. Enjoy Panoramic Canal and Harbor views from your Living room, Kitchen, Master bedroom Bay Windows as well as Water Views from both guest bedrooms. Relax on two private balconies overlooking newly created Waterscape Fountains, Gardens and Pool. This Newest Canyon Club condo built in 2020 has 2 Gas Fireplaces, enclosed garage parking space, 3 storage units, 2 total parking spaces, GE Profile appliances, Quartz countertops, Wine storage. Scenic Cape May Canal and Yacht views also from 2 guest bedrooms. Numerous smart home features include entry security camera and multicolor LED lighting features. Surround sound speaker systems in both living area and spacious master bedroom. Upgraded lighting, modern ceiling fans and stylish modern backsplash. Canyon Club is a Sanctuary for families, boaters, fishermen and birders. Canyon Club Resort Marina offers luxury amenities including 3 pools including Bayfront Infinity pool, 2 private condo owner's heated pools, tennis/pickleball courts, boat dockage, fishing tournaments, Ships store as well as picturesque landscaping, gardens and walking trails throughout. Close to Cape May's finest Restaurants, Beaches and all that Cape May and the Wildwoods have to offer year-round.

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	2 Car	Living Room	Range
Kitchen Island		Kitchen	Oven
Walk-In/Cedar Closet		Great Room	Self-Clean Oven
Wall To Wall Carpet		Storage Space	Microwave Oven
Security Camera			Refrigerator
			Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector
			Wine Cooler
			Stainless Steel
			Appliance
AlsoIncluded	Heating	Cooling	HotWater
Curtains	Gas Natural	Central Air	Gas

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Blinds  
Rugs  
Partial Furniture

Water  
City

Sewer  
City



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [jfm@bergerrealty.com](mailto:jfm@bergerrealty.com)

