

**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 Cub 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

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Blinds  
Rugs  
Partial Furniture

Water  
City

Sewer  
City



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