



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

**Asking \$949,000.00**



**COMMENTS**

Available is a three bedroom two bath three level condominium in the unique and desirable Canyon Club Resort Marina. Unit 808 is a 1,775 square foot top floor unit located at the end of E Dock with ample harbor views including the weigh station to watch all the action during the Mid-Atlantic 500. The first level features a wide-open great room with plenty of space for your living & dining sets, a fully equipped kitchen including a large peninsula with bar seating. Additional features include a wood burning fireplace (gas available if conversion to a log set is desired) and access to the covered deck with a natural gas grill and access to the rear stairway leading you to the lush, landscaped courtyard and pool area. On the mid-level are two comfortable guest bedrooms and a guest bath which offers a large dual sink vanity, tub & shower as well as a laundry closet. On the upper level you will find the master suite with vaulted ceilings, private deck, fireplace, walk in closet, and a large ensuite 4-piece bath with whirlpool tub, shower & large vanity. Included are 2 parking spaces - one in the covered carport and the other a designated spot not far away as well as 3 storage rooms: one in the carport, and the two others off of each of the decks. The Canyon Club Resort Marina offers 3 pools and a tennis court, with a heated pool located right out front of this unit. If you're looking for a turn-key condo with plenty of room, amenities and only a short drive to Cape May or Wildwood Crest, then look no further. Call today for additional information or a private tour!

**PROPERTY DETAILS**

Unit Features	Parking/Garage	Other Rooms	Appliances Included
 <p>Ask for Michael DeWitt                  Berger Realty Inc                  3160 Asbury Avenue, Ocean City                  Call: 609-399-0076                  Email to: msd@bergerrealty.com</p>	Carport 1 Assigned Parking	Living Room Dining Area	Range Microwave Oven Refrigerator Washer Dryer Electric
Water City	Heating Gas Natural Forced Air	Cooling Central Air Ceiling Fan	

Water  
City

Sewer  
City