

**902 Ocean  
Lower Township, NJ 08204**

**Asking \$990,000.00**



**COMMENTS**

EMBRACE THE VIEWS at Canyon Club Resort & Marina This 3-bedroom, 2-bathroom END UNIT townhouse at the Canyon Club Resort Marina is a dream retreat! With 1785 sq.ft. of living space, it offers ample room for relaxation and entertainment. The open-concept main floor living area, adorned with beautiful hardwood floors and a fireplace, creates a warm and inviting atmosphere. Plus, the direct gas line to the grill on the covered deck makes outdoor cooking a breeze while enjoying views of the manicured landscaping and Cape May Harbor. The second floor features two bedrooms, a spacious bathroom with a double vanity, and a convenient laundry closet. Meanwhile, the third floor is dedicated to the premium en suite, providing a haven of luxury and privacy. With a sizable bedroom, cozy fireplace, walk-in closet, double vanity bathroom, and secluded sun deck overlooking the marina, it's the perfect retreat after a long day. The recent upgrades, including plantation shutters on every window and new lighting throughout, enhance the condo's aesthetic appeal and functionality. The property has 3 private storage areas and covered assigned parking with a charging station. And let's not forget about the amenities offered by the Canyon Club Resort and Marina, including three pools (two heated and one infinity pool), tennis/pickleball courts, and a full-service marina. It's truly a paradise for those seeking a luxurious coastal lifestyle. 3D Virtual Tour included with property listing information. OPEN HOUSE THIS SATURDAY, MARCH 30th, 11AM - 2PM

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Carport	Living Room	Range
Hardwood Floors	Assigned Parking	Kitchen	Microwave Oven
Wall To Wall Carpet		Dining Area	Refrigerator
Tile Floors		Pantry	Washer
		Storage Space	Dryer
			Dishwasher
			Disposal
			Trash Compactor
			Smoke/Fire Detector
			Stainless Steel Appliance
AlsoIncluded	Heating	Cooling	HotWater
Drapes	Gas Natural	Central Air	Electric
Other (See Remarks)	Forced Air		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Water  
City

Sewer  
City



Ask for Matthew Bader  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [mhb@bergerrealty.com](mailto:mhb@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

