



**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 •

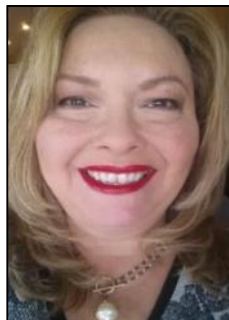


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Water  
City

Sewer  
City



Ask for Theresa Maina  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tam@bergerrealty.com](mailto:tam@bergerrealty.com)

