

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

**Asking \$799,000.00**



**COMMENTS**

Make your dreams come true at the Canyon Club Resort Marina!!! More interior pictures to come!!! This is the lowest priced unit currently listed at the Canyon Club! This beautiful spacious two bedroom and two bathroom unit is meticulously kept, a turnkey and a fully furnished unit! The first level features an expansive floor plan with plenty of room to create fun memories with friends and family! Indulge in culinary adventures in the fully equipped kitchen, complete with a spacious peninsula offering bar seating. Warm up by the wood-burning fireplace, perfect for year-round coziness. Gather around the dining area for board games or meals, comfortably seating 6-8 guests. Step out onto the covered deck during sunset hours for outdoor dining, where you'll find a natural gas grill and a delightful seating area with captivating views. Whether indoors or outdoors, this unit offers the perfect setting for memorable moments with loved ones. Back inside to the upper level, only a few steps up, includes a guest bathroom, a guest bedroom and a main bedroom en suite with a jacuzzi!!! For unexpected company, maybe add a pullout sofa bed in the living room area. This unit is wonderful because it's almost all first floor living with a couple of steps when entering in the front from the carport and exiting off the back deck to walk to the heated pool for a swim and/or to socialize. Parking for 2, you have one covered carport, and a designated parking spot. You also have a storage room, which is private and one shared. The Canyon Club Resort Marina has three pools and a tennis/pickleball court, a full service marina and more. Enjoy watching the boats come in during the MID ATLANTIC 500 fishing tournaments. If you decide to venture out, you are only just ride over the bridge to visit Cape May to dine in the finest restaurants and indulge in shopping or spend the day at the beach! Take a drive in the opposite direction towards Wildwood, and enjoy more restaurants, the boardwalk, waterslides, and other activities! Talk about having it all as the new owner at the Canyon Club! Call today for a showing!!!

**PROPERTY DETAILS**

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Fireplace	Carport	Living Room	Range
Hardwood Floors	Assigned Parking	Kitchen	Oven
		Dining Area	Microwave Oven
		Pantry	Refrigerator
		Storage Space	Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector
			Wine Cooler

# Berger Realty

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Also Included Drapes Curtains Blinds Fireplace Equipment Furniture	Heating Forced Air	Cooling Central Air	Stainless Appliance	Steel
Water Public	Sewer Public		Hot Water Electric	



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