



**9601 Atlantic**  
**Lower Township, NJ 08260**

**Asking \$1,595,000.00**



#### COMMENTS

Experience luxury living in this stunning 4-bedroom, 3-bath oceanfront condo at the award-winning Grand in Diamond Beach. This expansive 2,300 sq ft residence boasts a 1,500+ sq ft private deck, perfect for entertaining or simply soaking in the ocean views. The only thing between you and the sand is the oceanfront infinity pool and hot tub. This open-concept floor plan offers a unique and spacious layout. High-end features such as custom built-ins, wainscoting throughout the common areas, and bright, beach-inspired decor make this condo a true gem. The southern sun exposure keeps the space bright and inviting, while its convenient first-floor location puts you near the pools and barbecue area for easy outdoor enjoyment. Step inside the welcoming entry foyer, which opens into the expansive living and dining area, highlighted by dark Brazilian wood floors and floor-to-ceiling sliding glass doors that frame breathtaking ocean views. The massive private deck provides multiple zones for dining, lounging, and even gaming, creating the feel of an oceanfront yard right outside your door. The desirable split-bedroom layout ensures privacy, with two bedrooms on either side of the unit, separated by halls from the main living spaces. The three luxurious bathrooms feature marble floors, countertops, and wall tiles. The open kitchen is a chef's dream, featuring honed black granite countertops, a marble backsplash, high-end white cabinetry, and top-of-the-line Sub-Zero and Viking appliances, brand new HVAC system & hot water heater. Additional amenities include a large laundry room, a private storage area, and two reserved parking spots under the building. Residents of the Grand also enjoy other amenities such as an infinity pool, tot pool, hot tub, barbecue area, men's and women's saunas, a fitness center, and exclusive owner lounges. Beach chair and umbrella services are included, and you can even enjoy food and drink delivery from the Grand's on-site café. This unit rents for \$9,800. per week in the prime months of the season.

#### PROPERTY DETAILS

| UnitFeatures        | ParkingGarage     | OtherRooms           | AppliancesIncluded     |
|---------------------|-------------------|----------------------|------------------------|
| Handicap Features   | 2 Car             | Living Room          | Range                  |
| Kitchen Island      | Assigned Parking  | Kitchen              | Self-Clean Oven        |
| Hardwood Floors     | Concrete Driveway | Eat In Kitchen       | Microwave Oven         |
| Wall To Wall Carpet |                   | Breakfast Nook       | Refrigerator           |
| Foyer               |                   | Dining Area          | Washer                 |
| Tile Floors         |                   | Pantry               | Dryer                  |
|                     |                   | Laundry/Utility Room | Dishwasher             |
|                     |                   | Storage Space        | Disposal               |
|                     |                   | Other                | Smoke/Fire Detector    |
|                     |                   | 1st Floor            | Master Stainless Steel |

# Berger Realty

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