



**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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		Bedroom	Appliance
AlsoIncluded	Heating	Cooling	HotWater
Drapes	Gas Natural	Central Air	Gas
Curtains	Forced Air		
Shades			
Blinds			
Rugs			
Furniture			
Water	Sewer		
City	City		



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