



**9601 Park**  
**Lower Township, NJ 08260**

**Asking \$919,000.00**



**COMMENTS**

This side-by-side single family home sits on a large corner lot in Diamond Beach, a quaint neighborhood at the end of the island between Wildwood Crest and Cape May. The home is very clean and updated and has 3 good size bedrooms with a 1st floor master suite and 2 bedrooms on the 2nd level with a full bath. The 1st floor great room has two story ceilings making the space feel huge with a large family room, with fireplace, half bath and eating area. Off the great room is a deck that leads to the back yard with mature trees for privacy and a newly rebuilt shed for all your beach supplies, bikes, games, surfboards, furniture, etc. On the side of the house, there is a large private outdoor shower with roof that provides a great 3rd bathing option during the summer months when everyone is coming back from the beach at the same time. The home is set up to sleep 10; a 4th bedroom and 3rd full bath could be added without expanding the foundation/footprint of the home (sketches can be provided). Diamond Beach is a cozy and unique beach town with restaurants, miniature golf, ice cream, coffee shops, two full "on the sand" beach bars and a luxury hotel all nestled into 8 streets, The Crest Tavern, open all year round, is opposite 9601 Park Boulevard and is a great place to go during the summer season as well as off season for dinner, pub atmosphere, beer/liquor sales, etc. Two Mile is also nearby and has great seafood dining, boating, and water sport options along; it's a short drive over the bridge to Cape May, about 5 minutes from Diamond Beach. The beaches are a short walk and are pretty spectacular, offering waterside food and beverage service from the Icona. Generally, the residents use their homes in the summer in Diamond Beach so there are very few rentals.

**PROPERTY DETAILS**

|                     |                    |                   |                           |
|---------------------|--------------------|-------------------|---------------------------|
| Exterior            | OutsideFeatures    | ParkingGarage     | OtherRooms                |
| Asphalt             | Deck               | 2 Car             | Kitchen                   |
| Vinyl               | Storage Building   | Concrete Driveway | Breakfast Nook            |
|                     | Outside Shower     |                   | Dining Area               |
|                     |                    |                   | Great Room                |
|                     |                    |                   | Storage Attic             |
|                     |                    |                   | 1st Floor Primary Bedroom |
| InteriorFeatures    | AppliancesIncluded | AlsoIncluded      | Heating                   |
| Cathedral Ceilings  | Range              | Blinds            | Electric                  |
| Storage             | Oven               | Partial Furniture | Forced Air                |
| Wall to Wall Carpet | Self-Clean Oven    |                   | Heat Pump                 |
| Wood Burning Stove  | Microwave Oven     |                   |                           |

# Berger Realty

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