



**902 Ocean  
Lower Township, NJ 08204**

**Asking \$649,000.00**



**COMMENTS**

Available is a two bedroom two bath bi-level condominium in the unique and desirable Canyon Club Resort Marina. Unit 301 is a 1,165 square foot end unit located at the end of E Dock with the water facing windows providing ample views including the weigh station to watch all the action during the Mid-Atlantic 500. The first level features a wide-open great room with plenty of space for your living & dining sets, a fully equipped kitchen including a large peninsula with bar seating. Additional features include a wood burning fireplace (never used by seller) and access to the covered deck providing direct access to the lush, landscaped courtyard and pool area. On the upper-level is a comfortable guest bedroom, tiled guest bath with tub & shower as well as a laundry closet. Also on the upper level you will find the primary suite featuring a large ensuite 4-piece bath with whirlpool tub, shower & large dual vanity. The unit includes one parking space in the covered carport as well as additional unsigned parking close by. The Canyon Club Resort Marina offers 3 pools and a tennis court, with a heated pool located right out front of this unit. If you're looking for a turn-key condo with plenty of room, amenities and only a short drive to Cape May or Wildwood Crest, then look no further. Call today for additional information or a private tour!

**PROPERTY DETAILS**

| UnitFeatures        | ParkingGarage    | OtherRooms           | AppliancesIncluded        |
|---------------------|------------------|----------------------|---------------------------|
| Fireplace           | Carport          | Living Room          | Range                     |
| Kitchen Island      | 1 Car            | Kitchen              | Microwave Oven            |
| Wall To Wall Carpet | Assigned Parking | Dining Area          | Refrigerator              |
| Whirlpool/Spa       |                  | Pantry               | Washer                    |
| Tile Floors         |                  | Laundry/Utility Room | Dryer                     |
|                     |                  | Storage Space        | Dishwasher                |
|                     |                  |                      | Disposal                  |
|                     |                  |                      | Trash Compactor           |
|                     |                  |                      | Central Vacuum            |
|                     |                  |                      | Smoke/Fire Detector       |
|                     |                  |                      | Stainless Steel Appliance |
| AlsoIncluded        | Heating          | Cooling              | HotWater                  |
| Drapes              | Electric         | Central Air          | Electric                  |
| Curtains            | Forced Air       | Ceiling Fan          |                           |
| Shades              | Heat Pump        |                      |                           |
| Blinds              |                  |                      |                           |

# Berger Realty

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