



**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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