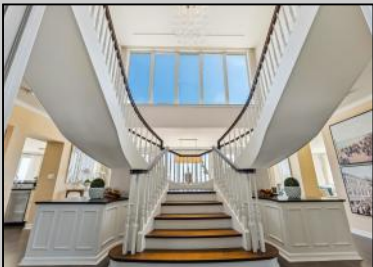


**9601 Atlantic**  
**Lower Township, NJ 08260**

**Asking \$3,495,000.00**



#### COMMENTS

The Pearl, Residence 413 at The Grand at Diamond Beach. A Rare Oceanfront Offering of Coastal Elegance. Welcome to this extraordinary two-floor oceanfront residence at The Grand at Diamond Beach, where timeless coastal charm meets refined luxury. Residence 413 offers an expansive four-bedroom, four-and-a-half-bathroom layout with over 2,900 square feet of interior space, complemented by an impressive 3,500 square feet of private exterior veranda space—perfect for seamless indoor-outdoor living and endless ocean views. Thoughtfully designed and fully furnished by the critically acclaimed Akseizer Design Group, this sun-drenched home is move-in ready and built for effortless beachside living. This stunning residence is located on the 4th and 5th floors of The Grand. The interior blends sophistication and warmth with a generously sized open floor plan, designer-selected imported hardwood flooring, luxurious New Zealand wool carpeting, custom paneled wood doors, elegant crown and base moldings, and large walk-in closets throughout. Each of the four bedrooms features its own private full bathroom, offering the ultimate in comfort and privacy for both residents and guests. The residence also includes a full-size laundry room and two private parking spaces for added convenience. The gourmet kitchen is equipped for both everyday living and entertaining, featuring state-of-the-art Viking and Sub-Zero Professional Series appliances, a Sharp microwave drawer, and custom hardwood cabinetry designed exclusively for The Grand. Adjacent to the kitchen, the spacious living and dining areas flow seamlessly onto the sprawling oceanfront verandas—offering unmatched outdoor space for dining, lounging, and entertaining against a panoramic coastal backdrop. The bathrooms are equally luxurious, designed as tranquil spa-like retreats. The owner's suite bathroom boasts Italian marble floors and wall coverings, dual vanities with imported granite countertops, and a separate glass-enclosed shower. The master bath is a showcase of Carrera marble, covering the walls, floors, tub deck, and vanity. Second bathrooms and powder rooms are finished with Waterworks Carrera marble flooring and elevated fixtures for a refined touch. Residents of The Grand enjoy an unmatched amenity package. Perhaps the most exclusive amenity is the private beach—330 feet of pristine shoreline furnished with designer seating, beautifully landscaped dunes, and lifeguard services during the summer season. The beachfront infinity pool is set against an expansive hardwood sundeck with premium Janus et Cie chaises and lounge seating, complemented by a relaxing spa tub, separate children's pool, and outdoor grills. Just steps away is the oceanfront owner's lounge, complete with a full kitchen and restrooms for seamless entertaining. Inside the building, you'll find a fully equipped fitness center with LifeFitness cardio and strength equipment, a private massage treatment room, sauna-equipped locker rooms, an elegant game and activity room, and a versatile community lounge for meetings or gatherings. Security and convenience are thoughtfully provided with on-site management, 24/7 security personnel, camera monitoring,

# Berger Realty

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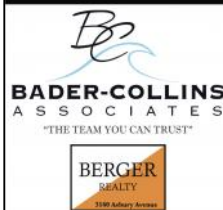


and additional features such as a package room, bellman carts, private elevator access, and dedicated storage facilities for each residence. If you're seeking a luxury vacation retreat, The Pearl at The Grand at Diamond Beach offers a once-in-a-lifetime opportunity to live effortlessly by the ocean. Call today to schedule your private tour of this exceptional oceanfront residence.

#### PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Kitchen Island	2 Car	Living Room	Range
Hardwood Floors		Dining Room	Oven
Wall To Wall Carpet		Kitchen	Refrigerator
Foyer		Laundry/Utility Room	Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector
AlsoIncluded	Heating	Cooling	HotWater
Drapes	Gas Natural	Central Air	Gas
Curtains	Forced Air	Electric	
Shades			
Blinds			
Rugs			
Furniture			
Water	Sewer		
City	City		

SALE



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