



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

**Asking \$1,309,000.00**



#### COMMENTS

Immaculate Southern-Facing Condo at The Grand at Diamond Beach Welcome to Unit 310 at The Grand at Diamond Beach — a beautifully maintained 3-bedroom, 2.5-bath condo on the sought-after southern side of this premier oceanfront community. Pet-free and never rented, this home has been owner-occupied by the original owners and is in exceptional condition. The open-concept layout features hardwood flooring, high ceilings, and abundant natural light. The gourmet kitchen is equipped with granite countertops, premium appliances, and custom cabinetry, flowing seamlessly into the spacious living and dining areas. Step out onto your private balcony to enjoy warm southern exposure and coastal breezes. The primary suite offers a walk-in closet and spa-like en-suite bath, while two additional bedrooms provide space for guests or a home office. A full hall bath and powder room complete the layout. Residents enjoy world-class amenities including an oceanfront infinity pool, private beach with concierge service, fitness center, owner's lounge, and 24/7 security. Secure garage parking and on-site management add convenience and peace of mind. Whether as a full-time residence or future rental investment, Unit 310 is a rare opportunity to enjoy luxury coastal living in one of Diamond Beach's most exclusive communities.

#### PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Hardwood Floors	2 Car	Living Room	Range
Wall To Wall Carpet	Assigned Parking	Dining Room	Oven
Tile Floors		Kitchen	Self-Clean Oven
		Laundry/Utility Room	Microwave Oven
		1st Floor Master Bedroom	Refrigerator
			Washer
			Dryer
			Dishwasher
			Disposal
			Smoke/Fire Detector
			Stainless Steel Appliance

AlsoIncluded  
Shades  
Blinds  
Other (See Remarks)

Heating  
Electric

Cooling  
Central Air  
Electric  
Ceiling Fan

HotWater  
Electric

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Water  
City

Sewer  
City



Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bav@bergerrealty.com](mailto:bav@bergerrealty.com)

