



**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        | Heating          | Cooling                  | HotWater                  |
| Shades              | Electric         | Central Air              | Electric                  |
| Blinds              |                  | Electric                 |                           |
| Other (See Remarks) |                  | Ceiling Fan              |                           |

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