

902 Ocean
Lower Township, NJ 08204

Asking \$1,200,000.00



COMMENTS

****OPEN HOUSE **** Sunday 8/24 1PM-3PM Now available is an exquisitely renovated 3-bedroom, 2-bath, three-level condominium in the Canyon Club Resort Marina. Unit 808 — a top-floor unit featuring 1,775 square feet — is positioned at the end of E Dock offering views of the harbor, lush landscaping and pool area along with the weigh station to take in the Mid-Atlantic 500 action. This stunning unit has been thoughtfully updated throughout with all-new wood flooring and elegant finishes. The main level offers an open-concept great room with additional LED recessed lighting, a wood-burning fireplace (with gas line available for conversion), and access to a covered deck complete with a connection for a natural gas grill and a staircase leading to the beautifully landscaped courtyard and pool area. The newly reimagined kitchen features solid wood cabinetry, full-height quartz countertops, and a premium GE Café stainless steel appliance package — perfect for both casual entertaining and serious cooking. On the mid-level, you'll find two comfortable guest bedrooms and a completely renovated guest bath with tiled floors, a stylish dual-sink vanity, a tub with custom tile shower, and a brand-new washer and dryer. All interior doors, trim, and paint have been updated with a crisp, modern aesthetic, while the staircase has been newly carpeted for comfort and style. The upper-level primary suite is a true retreat, with vaulted ceilings, a private deck, additional recessed lighting, a fireplace, and a walk-in closet fitted with a custom organization system. The redesigned ensuite bath is finished in marble tile and features a spa-like layout, including a seamless glass shower, freestanding stone soaking tub, and dual vanities. Additional features include two dedicated parking spaces (one in the covered carport), and three private storage areas — one in the carport and one on each deck. Enjoy access to three pools, including a heated pool right outside the unit, as well as a tennis/pickle ball court and all the amenities that make the Canyon Club a year-round destination. If you're looking for a turnkey, fully upgraded residence just minutes from Cape May and Wildwood Crest, Unit 808 is must-see. Call today to schedule your private tour!

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Carport	Living Room	Range
Kitchen Island	1 Car	Kitchen	Microwave Oven
Walk-In/Cedar Closet	Assigned Parking	Dining Area	Refrigerator
Wall To Wall Carpet		Great Room	Washer
Tile Floors			Dryer
			Dishwasher
			Disposal
			Central Vacuum
			Stainless
			Steel

Berger Realty

• Since 1928 •



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



Appliance

Heating
Gas Natural
Forced Air

Cooling
Central Air
Ceiling Fan

HotWater
Electric

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

