

**902 Ocean  
Lower Township, NJ 08204**

**Asking \$1,200,000.00**



#### COMMENTS

**\*\*OPEN HOUSE SCHEDULE\*\*** Sunday 8/17 1PM-3PM & During the Mid-Atlantic 500 on 8/18, 8/20 & 8/21 from 12:30-3:30PM 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

# Berger Realty

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