

902 Ocean  
Lower Township, NJ 08204

Asking \$1,200,000.00



**COMMENTS**

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](mailto:info@bergerrealty.com)



Appliance

Heating  
Gas Natural  
Forced Air

Cooling  
Central Air  
Ceiling Fan

HotWater  
Electric

Water  
City

Sewer  
City



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

