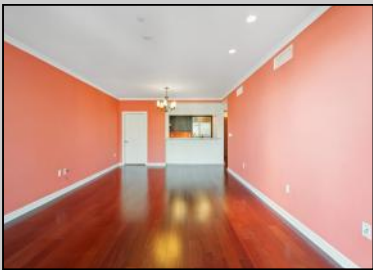


**9601 Atlantic**  
**Lower Township, NJ 08260**

**Asking \$800,000.00**



#### COMMENTS

Welcome to The Sunset, Residence 206, at The Grand at Diamond Beach! Discover coastal sophistication in this impeccably designed two-bedroom, two-bath residence at one of the Jersey Shore's most sought-after addresses — The Grand in Diamond Beach. This upscale condominium offers a seamless blend of comfort and elegance, featuring rich Brazilian hardwood floors, a spacious walk-in closet, and a gourmet kitchen outfitted with premium Viking appliances. The open-concept layout is ideal for entertaining or relaxing, while the private balcony invites you to soak in stunning coastal and sunset views. Life at The Grand means more than just a beautiful home — it's an experience. Take advantage of a full suite of amenities including a resort-style pool, luxurious spa, well-equipped fitness center, and an exclusive club room designed for owners and their guests. A private storage space is included for added convenience. Perfect for year-round living, a weekend escape, or a high-end rental, this property is ready for immediate enjoyment. Located just steps from restaurants, boutique shopping, and the beach, The Grand is known for its vibrant calendar of social events and its unmatched community lifestyle. Looking for more flexibility? This unit features an adjoining door to neighboring Unit 201, which is also on the market. Together, they offer nearly 2,900 square feet of combined living space — a rare find with endless possibilities: live in both, rent one out, or create a custom dual-residence retreat. If buyer does not purchase both units, the adjoining door will be permanently closed off. These Call today to schedule your private showing!

#### PROPERTY DETAILS

|                     |                  |                      |                    |
|---------------------|------------------|----------------------|--------------------|
| UnitFeatures        | ParkingGarage    | OtherRooms           | AppliancesIncluded |
| Hardwood Floors     | 2 Car            | Living Room          | Range              |
| Wall To Wall Carpet | Assigned Parking | Kitchen              | Oven               |
| Tile Floors         |                  | Eat In Kitchen       | Microwave Oven     |
|                     |                  | Dining Area          | Refrigerator       |
|                     |                  | Laundry/Utility Room | Washer             |
|                     |                  | Storage Space        | Dryer              |
|                     |                  |                      | Dishwasher         |
|                     |                  |                      | Disposal           |
| AlsoIncluded        | Heating          | Cooling              | HotWater           |
| Furniture           | Electric         | Central Air          | Electric           |
| Other (See Remarks) |                  |                      |                    |
| Water               | Sewer            |                      |                    |
| City                | City             |                      |                    |

# Berger Realty

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